LOT 444
RIVER GLEN PHASE 2 OR 2452/929

WHEELER DEVON M & BREANN LAFAYE
75290 BRIDGEWATER DR
YULEE, FL 32097

2023

13-2N-26-1832-0444-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

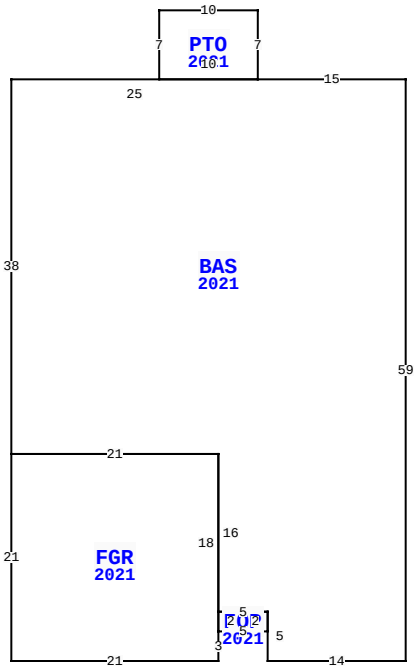
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100	1,894	183,263
FGR	441	55	243	23,513
FOP	10	30	3	290
PTO	70	5	4	387
TOTALS	2,415		2,144	207,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	107.2120	96.76	207,453	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 1894 HX Base Yr



75290 BRIDGEWATER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	207,453
TOTAL MARKET OB/XF VALUE	3,635
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	266,088
SOH/AGL Deduction	14,029
ASSESSED VALUE	252,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,059
TOTAL JUST VALUE	266,088
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005687	CO ISSUED	0	09/27/2021
21005687	NEW CONSTR	266,727	05/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2644/1176	5/16/2023	WD	Q	I	01	323,000
GRANTOR: YL HAN SOL &						
GRANTEE: WHEELER DEVON M & B						
2501/1604	9/29/2021	WD	Q	I	01	290,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: YL HAN SOL & TZU-WE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 PTO=[YR=2021] N7 W10 S7 E10$ W25 S38
FGR=[YR=2021] S21 E21 N3 FOP=[YR=2021] E5 N2 W5 S2$ N18 W21$
E21 S16 E5 S5 E14 N59$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	699.00	SF	5.20	5.20	100	2021	2021	3	100	3,635	

LAND DESCRIPTION

TOTAL OB/XF 3,635

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/27/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS