LOT 276
RIVER GLEN PHASE 2 OR 2452/929

MARTIN FAMILY TRUST/MARTIN SHERRIE RENEE TRUSTEE
2784 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

13-2N-26-1832-0276-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

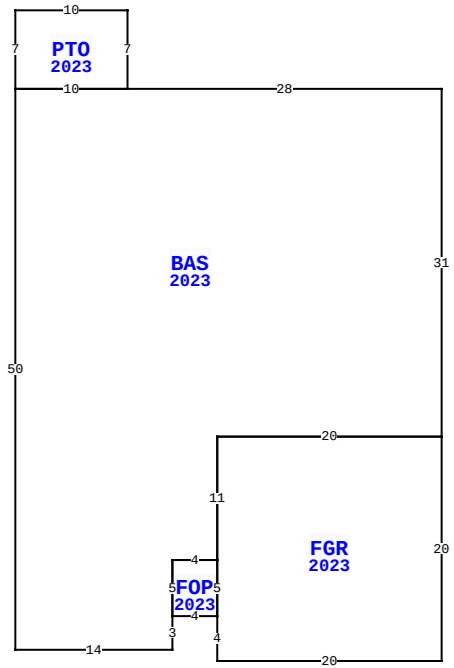
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,488	100	1,488	159,737
FGR	400	55	220	23,617
FOP	20	30	6	644
PTO	70	5	4	429
TOTALS	1,978		1,718	184,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,718	113.0000	107.35	184,427	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1488 HX Base Yr



75215 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	184,427
TOTAL MARKET OB/XF VALUE	4,758
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	244,185
SOH/AGL Deduction	0
ASSESSED VALUE	244,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,185
TOTAL JUST VALUE	244,185
NCON VALUE	189,185
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PRMT:1:1: HTD 1490/ FGR 400/ FOP 92

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C230920	CO		07/12/2023
B230920	NEW CONSTR	277,109	01/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1066	6/26/2024	WD	U	I	11	100

GRANTOR:MARTIN NOEL STEPHEN &
GRANTEE:MARTIN FAMILY TRUST

2654/153	7/13/2023	SW	Q	I	01	270,000

GRANTOR:D R HORTON INC-JACKSO
GRANTEE:MARTIN NOEL STEPHEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,0] E10 E28 S31 W20 S11 W4 S5 S3 W14 N50 $
PTO=[YR=2023;ORIG=60,0] E10 N7 W10 S7 $
FOP=[YR=2023;ORIG=74,42] E4 S5 W4 N5 $
FGR=[YR=2023;ORIG=98,31] S20 W20 N4 N5 N11 E20 $
.

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	0810	CONCRETE A	0	0	0	0	732.00	SF	6.50	6.50	100	2024	2023		100	4,758	

LAND DESCRIPTION

TOTAL OB/XF 4,758

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	000100	C	SFR	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 05/17/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS