LOT 277
RIVER GLEN PHASE 2 OR 2452/929

LIU BRIAN Y
75223 BRIDGEWATER DR
YULEE, FL 32097

2024

13-2N-26-1832-0277-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

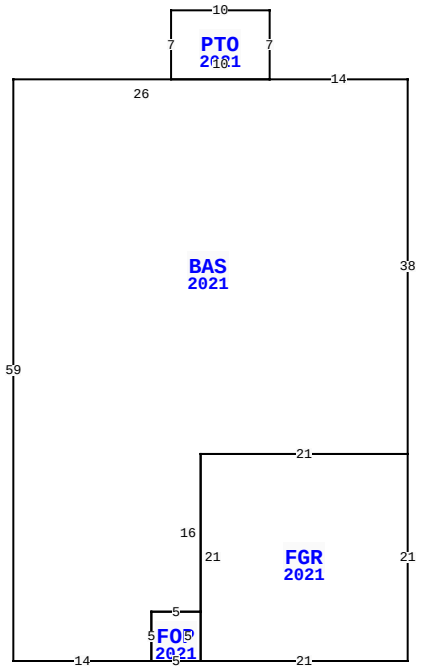
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	199,307
FGR	441	55	243	25,572
FOP	25	30	8	842
PTO	70	5	4	421
TOTALS	2,430		2,149	226,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	111.3280	105.76	227,278	2021	2021	0	0	0	0.50	99.50

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



75223 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	226,142
TOTAL MARKET OB/XF VALUE	3,542
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	284,684
SOH/AGL Deduction	0
ASSESSED VALUE	284,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,684
TOTAL JUST VALUE	284,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012609	CO ISSUED	0	09/20/2021
21005010	NEW CONSTR	266,727	04/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2505/0179	9/29/2021	SW	Q	I	01	279,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: LIU BRIAN Y

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 PTO=[YR=2021] N7 W10 S7 E10$ W26 S59 E14 FOP=[YR=2021] E5 FGR=[YR=2021] E21 N21 W21 S21$ N5 W5 S5$ N5 E5 N16 E21 N38$.

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	688.00	SF	5.20	5.20	100	2021	2021	3	99	3,542	

LAND DESCRIPTION

TOTAL OB/XF 3,542

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 09/27/2021 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS