LOT 281
RIVER GLEN PHASE 2 OR 2452/929

VANDOREN JAMES & MELANIE
75255 BRIDGEWATER DR
YULEE, FL 32097

2024

13-2N-26-1832-0281-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

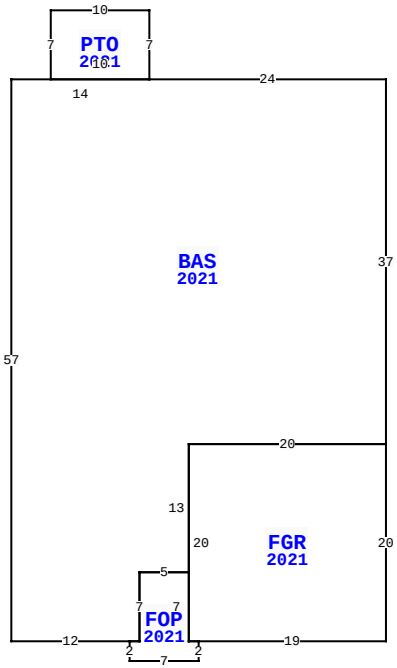
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,731	100	1,731	175,748
FGR	400	55	220	22,337
FOP	49	30	15	1,523
PTO	70	5	4	406
TOTALS	2,250		1,970	200,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	107.4080	102.04	201,019	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1731 HX Base Yr 2023



75255 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		200,014
TOTAL MARKET OB/XF VALUE		3,707
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		258,721
SOH/AGL Deduction		1,514
ASSESSED VALUE		257,207
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		202,207
TOTAL JUST VALUE		258,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012596	CO ISSUED	0	09/20/2021
21005825	NEW CONSTR	248,222	06/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2605/0344	11/22/2022	WD	Q	I	01	355,000
GRANTOR: GONZALEZ NESTOR & AMA						
GRANTEE: VANDOREN JAMES & ME						
2500/1295	9/27/2021	SW	Q	I	01	268,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GONZALEZ NESTOR & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 PTO=[YR=2021] N7 W10 S7 E10$ W14 S57 E12
FOP=[YR=2021] S2 E7 N2 FGR=[YR=2021] E19 N20 W20 S20 E1$ W1
N7 W5 S7 W1$ E1 N7 E5 N13 E20 N37$.

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	100	0	0	720.00	SF	5.20	5.20	100	2021	2021	3	99	3,707	

LAND DESCRIPTION

TOTAL OB/XF 3,707

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	100		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