



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	08	SHT VINYL 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
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	1,705	100	1,705	174,609
FGR	401	55	221	22,633
FOP	20	30	6	614
PTO	70	5	4	410
TOTALS	2,196		1,936	198,266

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	726.00	SF	5.20	5.20	100	2024	2023		100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,936	107.8000	102.41	198,266	2023	2023	0	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 1705 HX Base Yr 2024														
75527 BRIDGEWATER DR, YULEE														

BLD DATE		LGL DATE	06/12/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY									
STANDARD									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
198,266									
TOTAL MARKET OB/XF VALUE									
3,775									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
257,041									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
257,041									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
207,041									
TOTAL JUST VALUE									
257,041									
NCON VALUE									
202,041									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
55,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-15352	C0		06/20/2023
B2215352	NEW CONSTR	312,616	10/13/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2652/428	7/29/2023	SW	Q	I	01	287,000			

GRANTOR: D R HORTON INC-JACKSO									
GRANTEE: SLAVESKI JON A & PA									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=40,10] E10 E29 S35 W20 S12 W5 D3.11L0									
D4.1R0 W14 N55 \$									
FGR=[YR=2023;ORIG=59.1,45] E20 S20 W20 U4L0.1 N4 U12R0.1 \$									
PTO=[YR=2023;ORIG=40,3] E10 S7 W10 N7 \$									
FOP=[YR=2023;ORIG=54,57] E5 S4 W5 N4 \$									