LOT 337
RIVER GLEN PH 3 OR 2573/1965

RILEY AALIYAH KELLY & MARQUEZ J
75551 BRIDGEWATER DR
YULEE, FL 32097

2024

13-2N-26-1832-0337-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

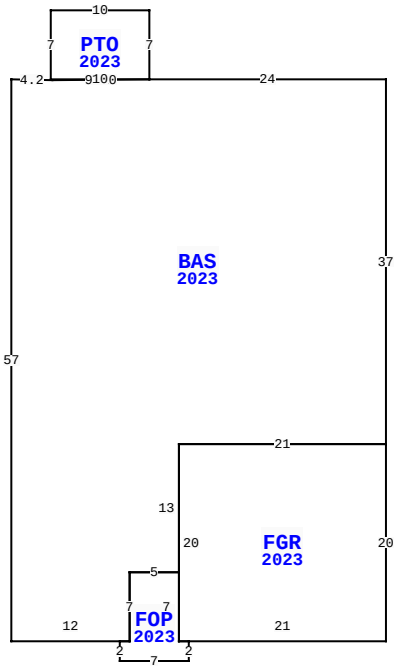
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	173,531
FGR	420	55	231	23,442
FOP	49	30	15	1,522
PTO	70	5	4	406
TOTALS	2,249		1,960	198,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	106.8200	101.48	198,901	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1710 HX Base Yr



75551 BRIDGEWATER DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,901
TOTAL MARKET OB/XF VALUE	3,744
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	257,645
SOH/AGL Deduction	0
ASSESSED VALUE	257,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,645
TOTAL JUST VALUE	257,645
NCON VALUE	202,645
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-15918	CO		06/26/2023
B2215918	NEW CONSTR	316,305	10/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/1023	6/29/2023	SW	Q	I	01	289,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: RILEY AALIYAH KELLY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] D0.1R4.2 U0.1R9.10 E24 S37 W21 S13 W5 S7 W12 N57 $
FGR=[YR=2023;ORIG=57,47] E21 S20 W21 N20 $
PTO=[YR=2023;ORIG=44,10] E10 N7 W10 S7 $
FOP=[YR=2023;ORIG=52,60] E5 S7 E1 S2 W7 N2 E1 N7 $
.

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	720.00	SF	5.20	5.20	100	2024	2023		100	3,744	

LAND DESCRIPTION

TOTAL OB/XF 3,744

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	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/29/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS