LOT 339
RIVER GLEN PH 3 OR 2573/1965

LEWIS DEXTER DAWAYNE
75567 BRIDGEWATER DR
YULEE, FL 32097

**2024**

**13-2N-26-1832-0339-0000**

## BUILDING CHARACTERISTICS

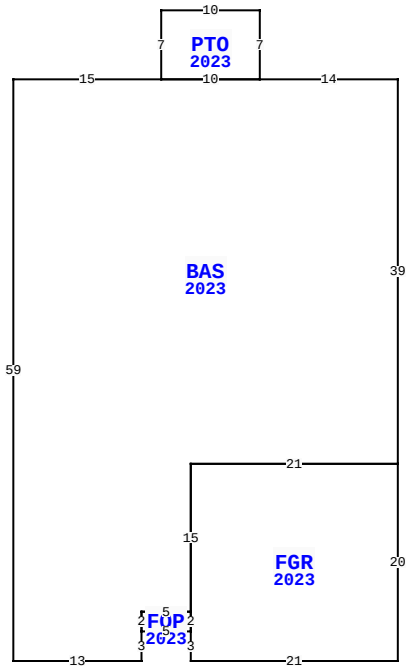
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 1,856 | 100 | 1,856 | 188,347 |
| FGR | 420 | 55 | 231 | 23,442 |
| FOP | 10 | 30 | 3 | 304 |
| PTO | 70 | 5 | 4 | 406 |
| TOTALS | 2,356 | | 2,094 | 212,499 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,094 | 106.8200 | 101.48 | 212,499 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 1856 HX Base Yr 2024




75567 BRIDGEWATER DR, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 212,499 |
| TOTAL MARKET OB/XF VALUE | | 3,578 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 271,077 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 271,077 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 216,077 |
| TOTAL JUST VALUE | | 271,077 |
| NCON VALUE | | 216,077 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 55,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2215711 | CO | | 07/21/2023 |
| B2215711 | NEW CONSTR | 339,820 | 10/19/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2658/770 | 7/31/2023 | SW | Q | I | 02 | 302,000 |

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: LEWIS DEXTER DAWAYN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,0] E15 E10 E14 S39 W21 S15 W5 S2 S3 W13 N59 $
FGR=[YR=2023;ORIG=68,39] E21 S20 W21 N3 N2 N15 $
PTO=[YR=2023;ORIG=65,0] E10 N7 W10 S7 $
FOP=[YR=2023;ORIG=63,54] E5 S2 W5 N2 $
.

## 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 | 688.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 3,578 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,578

| 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 | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 10/11/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS