LOT 417
RIVER GLEN PH 3 OR 2573/1965

BYRD ELIJAH H & UNIQUE SHAWNTA
75596 BRIDGEWATER DR
YULEE, FL 32097

2024

13-2N-26-1832-0417-0000

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 60
Interior Floo	08	SHT VINYL 40
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

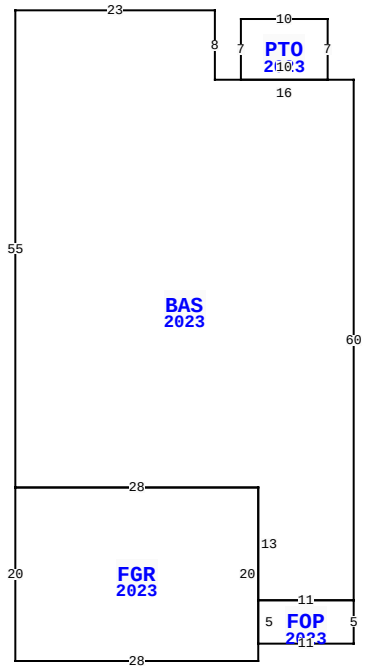
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	210,773
FGR	560	55	308	30,055
FOP	55	30	16	1,561
PTO	70	5	4	390
TOTALS	2,845		2,488	242,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,488	102.7200	97.58	242,779	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2160 HX Base Yr 2024



75596 BRIDGEWATER DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,779
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		301,779
SOH/AGL Deduction		0
ASSESSED VALUE		301,779
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		251,779
TOTAL JUST VALUE		301,779
NCON VALUE		246,779
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2215412	CO		07/07/2023
B2215412	NEW CONSTR	397,723	10/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/719	7/21/2023	SW	Q	I	01	351,900

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: BYRD ELIJAH H & UNI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-260,20] E23 S8 E16 S60 W11 N13 W28 N55 $
FGR=[YR=2023;ORIG=-260,75] E28 S20 W28 N20 $
PTO=[YR=2023;ORIG=-234,21] E10 S7 W10 N7 $
FOP=[YR=2023;ORIG=-232,88] E11 S5 W11 N5 $
.

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	0812	CONCRETE C	0	100	0	0	1,000.00	SF	4.00	4.00	100	2024	2023		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	000135	C	SFR CNSVTN	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 07/11/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS