LOT 447
RIVER GLEN PHASE 2 OR 2452/929

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85288

2024

13-2N-26-1832-0447-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

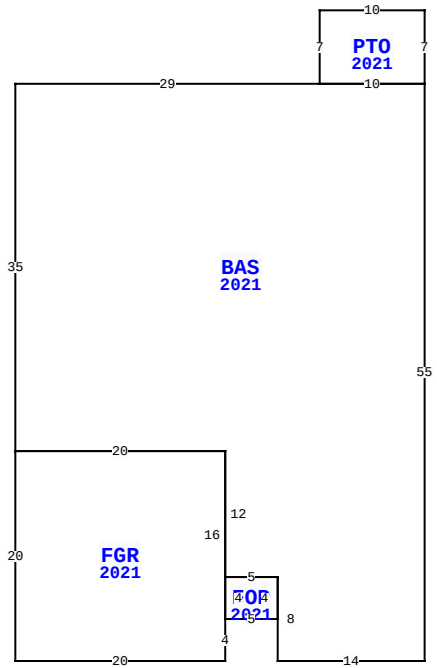
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	174,686
FGR	400	55	220	22,540
FOP	20	30	6	615
PTO	70	5	4	410
TOTALS	2,195		1,935	198,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	108.3880	102.97	199,247	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 0 Heated Area: 1705 HX Base Yr



75266 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	198,251
TOTAL MARKET OB/XF VALUE	3,598
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	256,849
SOH/AGL Deduction	0
ASSESSED VALUE	256,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,849
TOTAL JUST VALUE	256,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005698	CO ISSUED	0	10/14/2021
21005698	NEW CONSTR	243,542	05/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2711/1686	5/12/2024	WD	U	I	37	312,100
GRANTOR: DENTON TONI ANN						
GRANTEE: OPENDOOR PROPERTY T						
2507/1642	10/22/2021	SW	Q	I	01	293,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DENTON TONI ANN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] N7 W10 S7 BAS=[YR=2021] W29 S35 FGR=[YR=2021] S20 E20 N4 FOP=[YR=2021] E5 N4 W5 S4$ N16 W20$ E20 S12 E5 S8 E14 N55 W10$ E10 $.

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	699.00	SF	5.20	5.20	100	2021	2021	3	99	3,598	

LAND DESCRIPTION

TOTAL OB/XF 3,598

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	0		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 KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS