LOT 452
RIVER GLEN PHASE 2 OR 2452/929

DE LOS SANTOS CAITLYN M & SAMUEL M
75212 BRIDGEWATER DR
YULEE, FL 32097

2024

13-2N-26-1832-0452-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

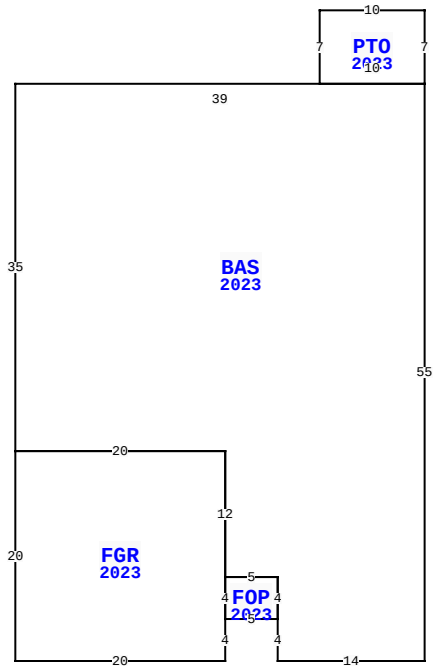
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	400	55	220	22,530
FOP	20	30	6	614
PTO	70	5	4	410
TOTALS	2,195		1,935	198,163

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	107.8000	102.41	198,163	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1705 HX Base Yr 2024



75212 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		198,163
TOTAL MARKET OB/XF VALUE		3,526
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		256,689
SOH/AGL Deduction		0
ASSESSED VALUE		256,689
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,689
TOTAL JUST VALUE		256,689
NCON VALUE		201,689
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-04727	CO		11/03/2023
B23-04727	SFR	314,807	04/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/56	11/09/2023	SW	Q	I	01	309,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: DE LOS SANTOS CAITL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=79,10] W39 S35 E20 S12 E5 S4 S4 E14 N55 $
FGR=[YR=2023;ORIG=60,45] W20 S20 E20 N4 N4 N12 $
PTO=[YR=2023;ORIG=79,3] W10 S7 E10 N7 $
FOP=[YR=2023;ORIG=65,57] W5 S4 E5 N4 $
.

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	678.00	SF	5.20	5.20	100	2024	2023		100	3,526	

LAND DESCRIPTION

TOTAL OB/XF 3,526

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	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/13/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS