



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2023	1,856	198,258
FGR	420	55	2023	231	24,675
FOP	10	30	2023	3	320
PTO	70	5	2023	4	427
TOTALS	2,356			2,094	223,681

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	106.82	223,681	2023	2023	0	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 1856 HX Base Yr 2024												
75207 BRIDGEWATER DR, YULEE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				223,681			
TOTAL MARKET OB/XF VALUE				4,427			
TOTAL LAND VALUE - MARKET				55,000			
TOTAL MARKET VALUE				283,108			
SOH/AGL Deduction				3,296			
ASSESSED VALUE				279,812			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				229,090			
TOTAL JUST VALUE				283,108			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				271,926			