LOT 278
RIVER GLEN PHASE 2 OR 2452/929

GUZMAN VANESSA A/CRUZ EFRAIN YAMIL RODRIGUEZ
75231 BRIDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0278-0000

BUILDING CHARACTERISTICS

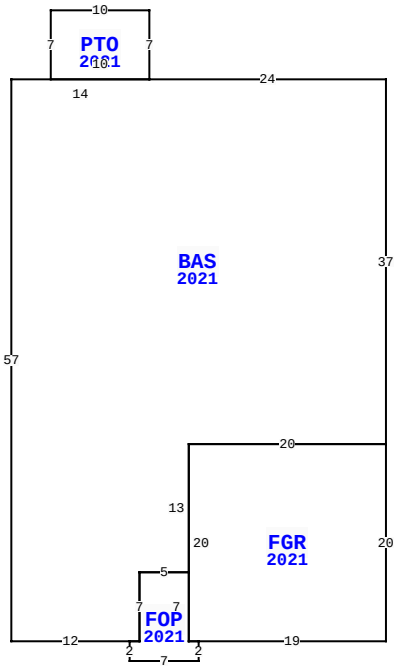
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,731	100	2021	1,731	184,068
FGR	400	55	2021	220	23,394
FOP	49	30	2021	15	1,595
PTO	70	5	2021	4	426
TOTALS	2,250			1,970	209,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	107.4080	107.41	211,598	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1731 HX Base Yr



75231 BRIDGEWATER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,482
TOTAL MARKET OB/XF VALUE		3,954
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		268,436
SOH/AGL Deduction		3,505
ASSESSED VALUE		264,931
TOTAL EXEMPTION VALUE	13	264,931
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		268,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012641	CO ISSUED	0	09/21/2021
2104385	NEW CONSTR	248,222	04/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/1971	9/24/2021	SW	Q	I	01	268,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: GUZMAN VANESSA A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 PTO=[YR=2021] N7 W10 S7 E10$ W14 S57 E12
FOP=[YR=2021] S2 E7 N2 FGR=[YR=2021] E19 N20 W20 S20 E1$ W1
N7 W5 S7 W1$ E1 N7 E5 N13 E20 N37$.

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	768.00	SF	5.20	5.20	100	2021	2021	3	99	3,954	

LAND DESCRIPTION

TOTAL OB/XF 3,954

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	000100	C	RES	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 09/27/2021 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS