



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	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	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	1,705	100	2021	1,705	182,957
FGR	400	55	2021	220	23,608
FOP	20	30	2021	6	644
PTO	70	5	2021	4	430
TOTALS	2,195			1,935	207,638

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	108.39	209,735	2021	2021	0	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2025 Heated Area: 1705 HX Base Yr 2025													
75247 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					207,638		
TOTAL MARKET OB/XF VALUE					3,851		
TOTAL LAND VALUE - MARKET					55,000		
TOTAL MARKET VALUE					266,489		
SOH/AGL Deduction					0		
ASSESSED VALUE					266,489		
TOTAL EXEMPTION VALUE					50,722		
BASE TAXABLE VALUE					215,767		
TOTAL JUST VALUE					266,489		
NCON VALUE					0		
INCOME VALUE							
PREVIOUS YEAR MKT VALUE					257,102		