

VANDOREN JAMES & MELANIE
75255 BRIDGEWATER DR
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 100				0100	01	1,970	107.4080	107.41	211,598	2021	2021	0	0	0	1.00	99.00	STANDARD																
Roof Structure	03	GABLE/HIP 100				1 SINGLE FAM - 0% - 2025										Heated Area: 1731										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																	