LOT 326
RIVER GLEN PH 3 OR 2573/1965

MCDONALD JOHN A & CAROL M L/E/
75463 BRIDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0326-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

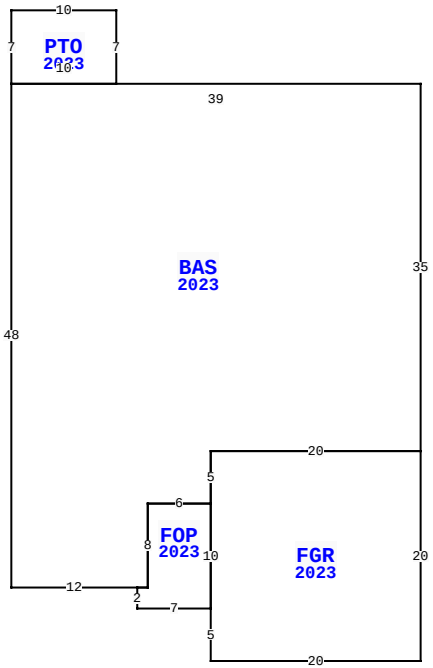
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	2023	1,564	172,040
FGR	400	55	2023	220	24,200
FOP	62	30	2023	19	2,090
PTO	70	5	2023	4	440
TOTALS	2,096			1,807	198,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,807	110.0000	110.00	198,770	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1564 HX Base Yr 2024



75463 BRIDGEWATER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,770
TOTAL MARKET OB/XF VALUE		3,988
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		257,758
SOH/AGL Deduction		2,751
ASSESSED VALUE		255,007
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,285
TOTAL JUST VALUE		257,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-15375	CO		06/14/2023
22015375	NEW CONSTR	290,296	10/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/46	5/12/2025	LE	U	I	11	100
GRANTOR: MCDONALD JOHN A & CAR						
GRANTEE: GOMEZ KRISTIN L						
2649/219	6/20/2023	SW	Q	I	01	276,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCDONALD JOHN A & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,10] E39 S35 W20 S5 W6 S8 W1 W12 N48 $
FGR=[YR=2023;ORIG=49,45] E20 S20 W20 N5 N10 N5 $
PTO=[YR=2023;ORIG=30,3] E10 S7 W10 N7 $
FOP=[YR=2023;ORIG=43,50] E6 S10 W7 N2 E1 N8 $
.

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	767.00	SF	5.20	5.20	100	2024	2023		100	3,988	

LAND DESCRIPTION

TOTAL OB/XF 3,988

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	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/29/2023 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS