LOT 328
RIVER GLEN PH 3 OR 2573/1965

MCINTYRE ESTEPHANIE & DANTE
75479 BRIDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0328-0000

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

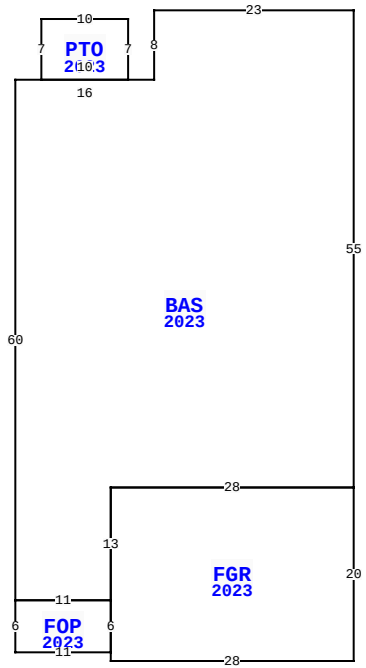
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2023	2,160	221,875
FGR	560	55	2023	308	31,638
FOP	66	30	2023	20	2,054
PTO	70	5	2023	4	411
TOTALS	2,856			2,492	255,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,492	102.7200	102.72	255,978	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2160 HX Base Yr 2024



75479 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		255,978
TOTAL MARKET OB/XF VALUE		5,892
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		316,870
SOH/AGL Deduction		3,991
ASSESSED VALUE		312,879
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		257,157
TOTAL JUST VALUE		316,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-15392	CO		06/20/2023
B2215392	NEW CONSTR	397,723	10/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/169	6/23/2023	SW	Q	I	01	347,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MCINTYRE ESTEPHANIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-221,20] W23 S8 W16 S60 E11 N13 E28 N55 $
FGR=[YR=2023;ORIG=-221,75] W28 S13 S6 S1 E28 N20 $
PTO=[YR=2023;ORIG=-247,21] W10 S7 E10 N7 $
FOP=[YR=2023;ORIG=-249,88] W11 S6 E11 N6 $
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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	1,133.00	SF	5.20	5.20	100	2024	2023		100	5,892	

LAND DESCRIPTION

TOTAL OB/XF 5,892

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