LOT 330
RIVER GLEN PH 3 OR 2573/1965

KIRKCONNELL ROD & MARSHEYL
75495 BRIDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0330-0000

BUILDING CHARACTERISTICS

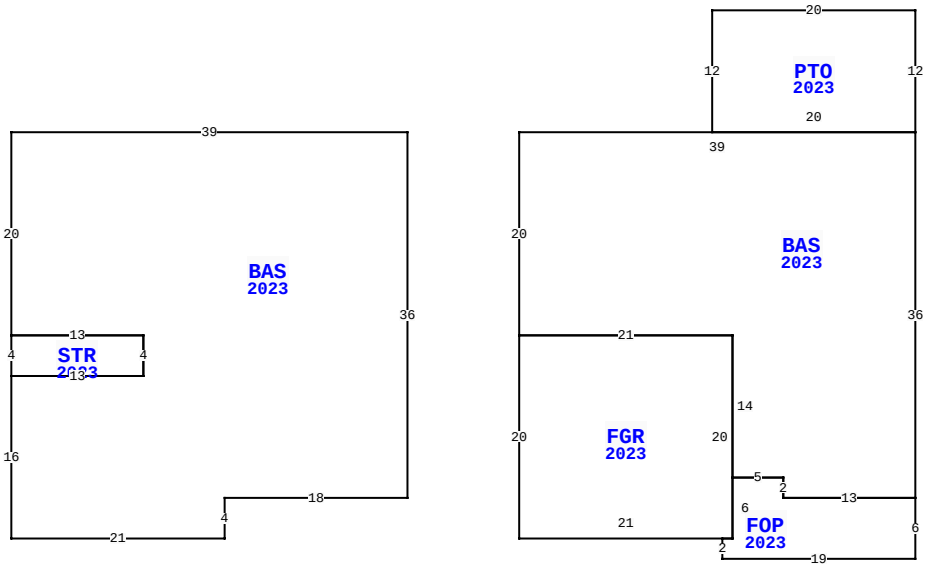
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 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	1,058	100	2023	1,058	111,725
BAS	1,436	100	2023	1,436	151,642
FGR	420	55	2023	231	24,394
FOP	120	30	2023	36	3,802
PTO	240	5	2023	12	1,267
STR	52	10	2023	5	528
TOTALS	3,326			2,778	293,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,778	105.6000	105.60	293,357	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2494 HX Base Yr 2024



75495 BRIDGEWATER DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	293,357
TOTAL MARKET OB/XF VALUE	12,552
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	360,909
SOH/AGL Deduction	4,485
ASSESSED VALUE	356,424
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	305,702
TOTAL JUST VALUE	360,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2215925	CO		07/24/2023
B2215925	NEW CONSTR	448,039	10/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/1015	7/25/2023	SW	Q	I	01	365,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: KIRKCONNELL ROD & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=59,10] W39 S20 E13 S4 W13 S16 E21 N4 E18 N36 $
BAS=[YR=2023;ORIG=109,10] W39 S20 E21 S14 E5 S2 E13 N36 $
FGR=[YR=2023;ORIG=91,30] W21 S20 E21 N20 $
FOP=[YR=2023;ORIG=109,46] W13 N2 W5 S6 W1 S2 E19 N6 $
PTO=[YR=2023;ORIG=109,-2] W20 S12 E20 N12 $
STR=[YR=2023;ORIG=33,30] W13 S4 E13 N4 $
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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	608.00	SF	5.20	5.20	100	2024	2023		100	3,162	
2	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00	10.00	100	2024	2023		98	4,234	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	
4	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2024	2023		99	4,562	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 12,552

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	000134	C	RES POND	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 10/11/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS