LOT 345
RIVER GLEN PH 3 OR 2573/1965

STROLLO CONNIE V/JOHNSON SHADRICK J
75615 BRIDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0345-0000

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
Bedrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

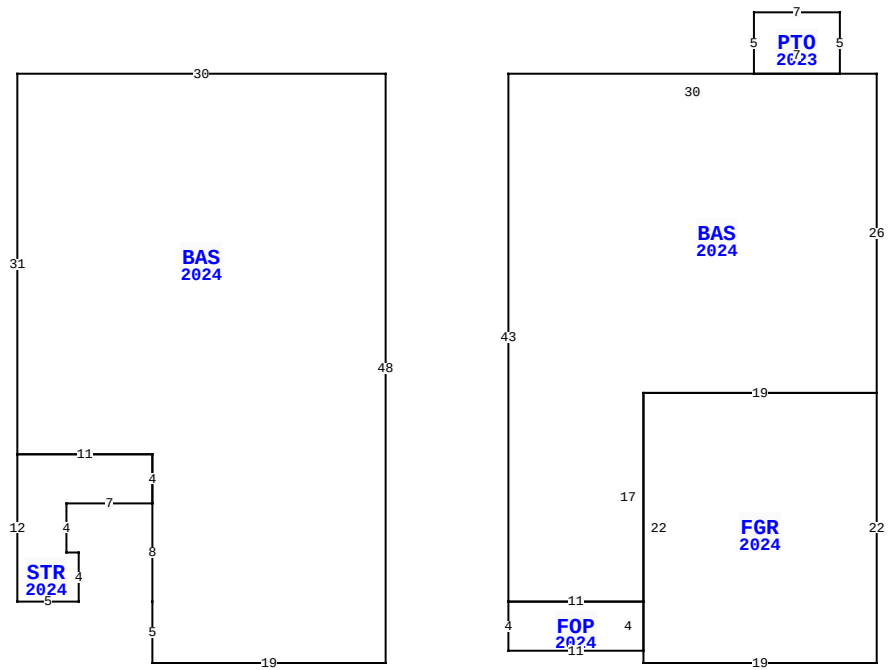
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	967	100	2024	967	92,832
BAS	1,253	100	2024	1,253	120,288
FGR	418	55	2024	230	22,080
FOP	44	30	2024	13	1,248
PTO	35	5	2023	2	192
STR	80	10	2024	8	768
TOTALS	2,797			2,473	237,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	96.0000	96.00	237,408	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2220 HX Base Yr 2025



75615 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		237,408
TOTAL MARKET OB/XF VALUE		3,494
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		295,902
SOH/AGL Deduction		0
ASSESSED VALUE		295,902
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,180
TOTAL JUST VALUE		295,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2215574	CO		07/14/2023
B2215574	NEW CONSTR	395,656	10/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1448	7/28/2023	SW	Q	I	01	347,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: STROLLO CONNIE V

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] W30 S31 E11 S4 S8 S5 E19 N48 $
BAS=[YR=2024;ORIG=90,10] W30 S43 E11 N17 E19 N26 $
FGR=[YR=2024;ORIG=90,36] W19 S22 E19 N22 $
STR=[YR=2024;ORIG=31,41] W11 S12 E5 N4 W1 N4 E7 N4 $
FOP=[YR=2024;ORIG=71,53] W11 S4 E11 N4 $
PTO=[YR=2023;ORIG=87,10] W7 N5 E7 S5 $
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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	672.00	SF	5.20	5.20	100	2024	2023		100	3,494	

LAND DESCRIPTION

TOTAL OB/XF 3,494

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