LOT 346
RIVER GLEN PH 3 OR 2573/1965

SELIM ADAM TAREK & JEAN M
75623 BRIDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0346-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

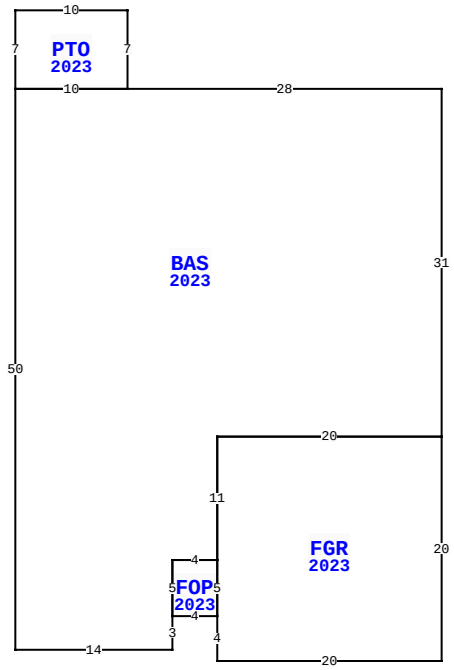
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2023	1,488	166,656
FGR	400	55	2023	220	24,640
FOP	20	30	2023	6	672
PTO	70	5	2023	4	448
TOTALS	1,978			1,718	192,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,718	112.0000	112.00	192,416	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1488 HX Base Yr 2024



75623 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		192,416
TOTAL MARKET OB/XF VALUE		3,661
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		251,077
SOH/AGL Deduction		2,619
ASSESSED VALUE		248,458
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,736
TOTAL JUST VALUE		251,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2301138	CO		07/20/2023
B2301138	NEW CONSTR	277,109	01/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/1479	7/25/2023	SW	Q	I	01	289,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: SELIM ADAM TAREK &

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2023;ORIG=30,3] E10 S7 W10 N7 $
BAS=[YR=2023;ORIG=30,10] E10 E28 S31 W20 S11 W4 S5 S3 W14 N50 $
FOP=[YR=2023;ORIG=44,52] E4 S5 W4 N5 $
FGR=[YR=2023;ORIG=48,41] E20 S20 W20 N4 N5 N11 $
.

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	704.00	SF	5.20	5.20	100	2024	2023		100	3,661	

LAND DESCRIPTION

TOTAL OB/XF 3,661

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