LOT 348
RIVER GLEN PH 3 OR 2573/1965

CULVERHOUSE JOSHUA GREGORY
75639 BRIDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0348-0000

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

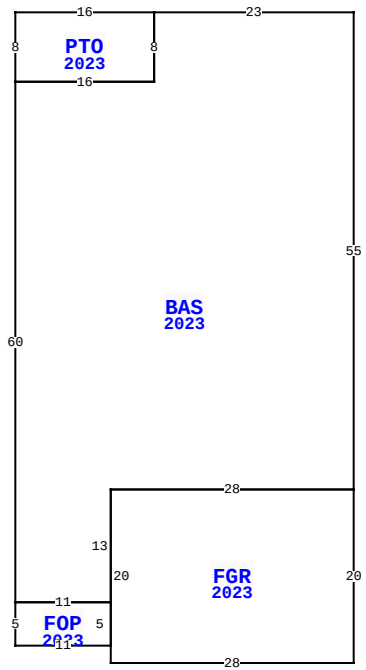
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

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	55	30	2023	16	1,644
PTO	128	5	2023	6	616
TOTALS	2,903			2,490	255,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,490	102.7200	102.72	255,773	2023	2023	0	0	0	0.00	100.00

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



75639 BRIDGEWATER DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,773
TOTAL MARKET OB/XF VALUE		6,080
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		316,853
SOH/AGL Deduction		3,981
ASSESSED VALUE		312,872
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		257,150
TOTAL JUST VALUE		316,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-15621	CO		06/22/2023
B2215621	NEW CONSTR	397,723	10/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/719	6/04/2024	QC	U	I	11	100
GRANTOR: CULVERHOUSE JOSHUA GR						
GRANTEE: CULVERHOUSE JOSHUA						
2649/1424	6/22/2023	SW	Q	I	01	356,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CULVERHOUSE JOSHUA						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,520.00	SF	4.00	4.00	100	2024	2023		100	6,080	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-221,20] W23 S8 W16 S60 E11 N13 E28 N55 $
FGR=[YR=2023;ORIG=-221,75] W28 S20 E28 N20 $
PTO=[YR=2023;ORIG=-244,20] W16 S8 E16 N8 $
FOP=[YR=2023;ORIG=-249,88] W11 S5 E11 N5 $
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LAND DESCRIPTION

TOTAL OB/XF 6,080

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