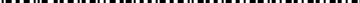


MORRIS PHALDA/MORRIS JAELYN M
75647 BRIDGEWATER DR
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories1.

Units1. 100
0 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,85610020231,856198,258

FGR42055202323124,675

FOP203020236641

PTO70520234427

TOTALS2,3662,097224,002

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0100012,097106.8200106.82224,002202320230000.00100.00

1 SINGLE FAM - 100% - 2024Heated Area: 1856HX Base Yr 2024

15101439592120152155135

PTO2023

BAS2023

FGR2023

FOP2023

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEHX HB WXBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

224,0025,74155,000284,7433,265281,47855,722225,756284,7430273,545

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ / U / I / RSNCDSALE PRICE

2660/8978/09/2023SWQI01310,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:MORRIS PHALDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,0] E15 E10 E14 S39 W21 S15 S5 W13 N59 \$
FGR=[YR=2023;ORIG=68,39] E21 S20 W21 N5 N15 \$
PTO=[YR=2023;ORIG=65,0] E10 N7 W10 S7 \$
FOP=[YR=2023;ORIG=63,54] E5 S4 W5 N4 \$
.

EXTRA FEATURES

75647 BRIDGEWATER DR, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/12/2023MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010001,104.00SF5.205.20100202420231005,741

LAND DESCRIPTION

TOTAL OB/XF5,741

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES POND100PUD0.000.001.00LT1.001.0055,000.0055,000.0055,000

REVIEW DATE10/11/2023BYKWTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 07/30/2025 BY SYS