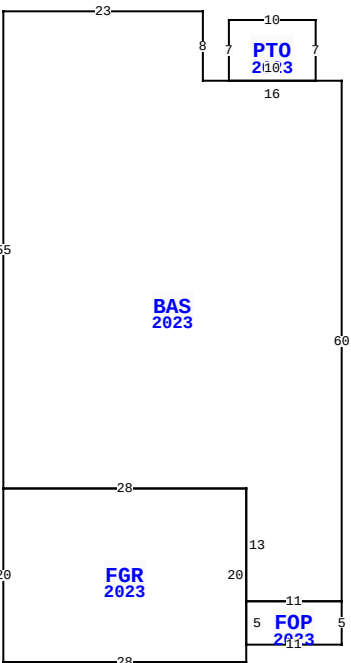


BYRD ELIJAH H & UNIQUE SHAWNTA
75596 BRIDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0417-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		31	HARDIE BRD 100		0100	01	2,488	102.7200	102.72	255,567	2023	2023		0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024										Heated Area: 2160				HX Base Yr 2024				Tax Group: 4		Tax Dist:									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										255,567									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										4,000									
Interior Floo		14	CARPET 60												TOTAL LAND VALUE - MARKET										55,000									
Interior Floo		08	SHT VINYL 40												TOTAL MARKET VALUE										314,567									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										4,036									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										310,531									
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB		50,722							
Bathrooms			2 100												BASE TAXABLE VALUE										259,809									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										314,567									
Stories		1.	1. 100												NCON VALUE										0									
Units			0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										301,779																			
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	70	5	2023	4	411																													
TOTALS		2,845			2,488	255,567																												
EXTRA FEATURES					75596 BRIDGEWATER DR, YULEE										BLD DATE				LGL DATE		06/12/2023		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
L N	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	1,000.00	SF	4.00	4.00	100	2024	2023		100	4,000																			