LOT 442
RIVER GLEN PHASE 2 OR 2452/929

KEANE-DAWES WAYNE A & PAULA M SPICER
75314 BRIDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0442-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

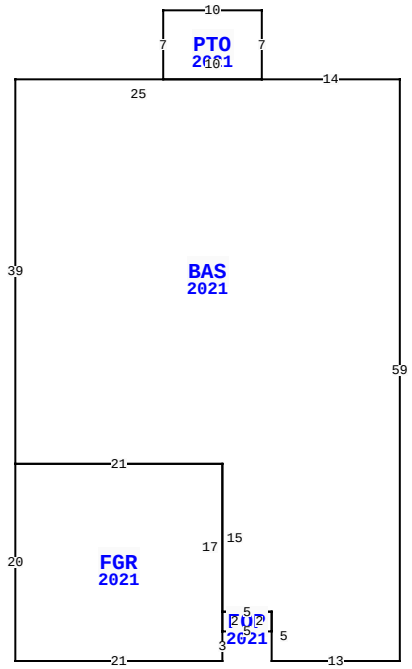
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,856	100	2021	1,856	194,475
FGR	420	55	2021	231	24,205
FOP	10	30	2021	3	315
PTO	70	5	2021	4	419
TOTALS	2,356			2,094	219,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	105.8400	105.84	221,629	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1856 HX Base Yr 2022



75314 BRIDGEWATER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,413
TOTAL MARKET OB/XF VALUE		3,593
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		278,006
SOH/AGL Deduction		34,600
ASSESSED VALUE		243,406
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,684
TOTAL JUST VALUE		278,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005989	CO ISSUED	0	10/25/2021
21005989	NEW CONSTR	268,522	05/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/1318	10/29/2021	SW	Q	I	01	298,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: KEANE-DAWES WAYNE A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 PTO=[YR=2021] N7 W10 S7 E10$ W25 S39
FGR=[YR=2021] S20 E21 N3 FOP=[YR=2021] E5 N2 W5 S2$ N17 W21$
E21 S15 E5 S5 E13 N59$.

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	698.00	SF	5.20	5.20	100	2021	2021	3	99	3,593	

LAND DESCRIPTION

TOTAL OB/XF 3,593

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/27/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS