LOT 443
RIVER GLEN PHASE 2 OR 2452/929

JOHNS JUSTIN L & CHASSIDY N
75306 BRIDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0443-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

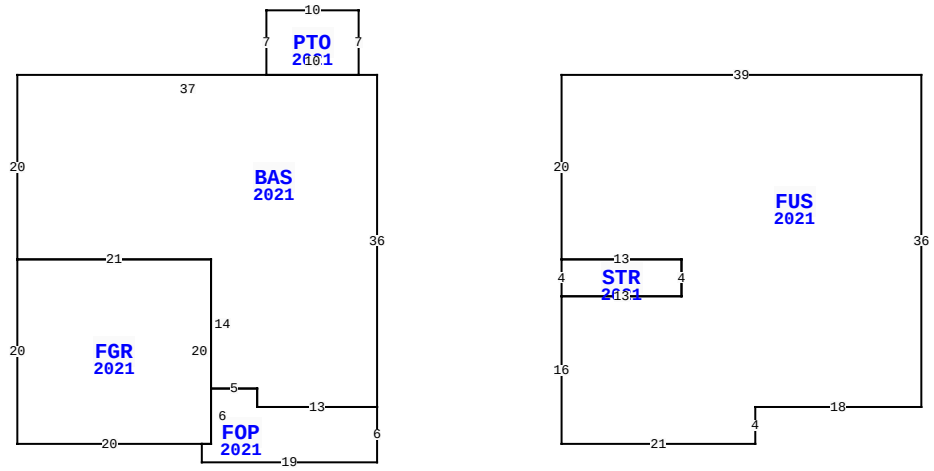
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,058	100	2021	1,058	110,608
FGR	420	55	2021	231	24,150
FOP	120	30	2021	36	3,764
FUS	1,436	100	2021	1,436	150,126
PTO	70	5	2021	4	418
STR	52	10	2021	5	523
TOTALS	3,156			2,770	289,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,770	105.6000	105.60	292,512	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2494 HX Base Yr 2022



75306 BRIDGEWATER DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,587
TOTAL MARKET OB/XF VALUE		3,511
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		348,098
SOH/AGL Deduction		66,297
ASSESSED VALUE		281,801
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,079
TOTAL JUST VALUE		348,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005992	CO ISSUED	0	10/22/2021
21005992	NEW CONSTR	351,779	05/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/526	4/01/2025	WD	Q	I	01	390,000
GRANTOR: BRADY MEGAN ANN & PAT						
GRANTEE: JOHNS JUSTIN L & CH						
2509/0556	10/27/2021	SW	Q	I	01	347,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BRADY MEGAN ANN & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 PTO=[YR=2021] N7 W10 S7 E10$ W37 S20 FGR=[YR=2021] S20 E20 FOP=[YR=2021] S2 E19 N6 W13 N2 W5 S6 W1$ E1 N20 W21$ E21 S14 E5 S2 E13 N36$ PTR=E20 FUS=[YR=2021] E39 S36 W18 S4 W21 N16 STR=[YR=2021] N4 E13 S4 W13$ E13 N4 W13 N20$ W20$.

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	682.00	SF	5.20	5.20	100	2021	2021	3	99	3,511	

LAND DESCRIPTION

TOTAL OB/XF 3,511

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