LOT 444
RIVER GLEN PHASE 2 OR 2452/929

WHEELER DEVON M & BREANN LAFAYE
75290 BRIDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0444-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

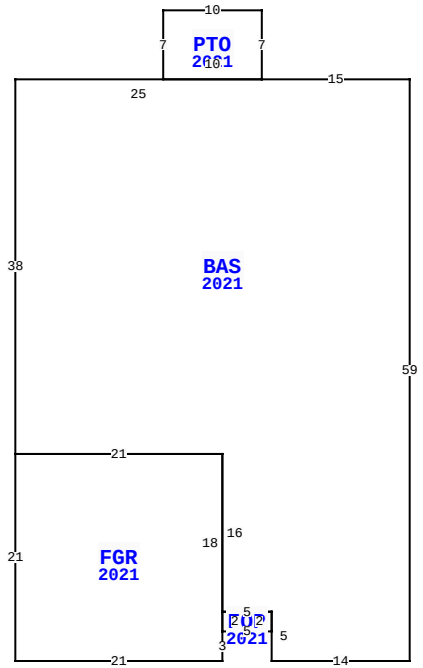
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,894	100	2021	1,894	201,025
FGR	441	55	2021	243	25,791
FOP	10	30	2021	3	319
PTO	70	5	2021	4	425
TOTALS	2,415			2,144	227,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	107.2120	107.21	229,858	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1894 HX Base Yr



75290 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	227,559
TOTAL MARKET OB/XF VALUE	3,598
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	286,157
SOH/AGL Deduction	0
ASSESSED VALUE	286,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,157
TOTAL JUST VALUE	286,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005687	CO ISSUED	0	09/27/2021
21005687	NEW CONSTR	266,727	05/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2644/1176	5/16/2023	WD	Q	I	01	323,000
GRANTOR: YL HAN SOL &						
GRANTEE: WHEELER DEVON M & B						
2501/1604	9/29/2021	WD	Q	I	01	290,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: YL HAN SOL & TZU-WE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 PTO=[YR=2021] N7 W10 S7 E10$ W25 S38
FGR=[YR=2021] S21 E21 N3 FOP=[YR=2021] E5 N2 W5 S2$ N18 W21$
E21 S16 E5 S5 E14 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	0	0	0	699.00	SF	5.20	5.20	100	2021	2021	3	99	3,598	

LAND DESCRIPTION

TOTAL OB/XF 3,598

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	0		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