

LIVINGSTON KWAMAINÉ
75274 BRIDGEWATER DR
YULEE, FL 32097

13-2N-26-1832-0446-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1314LVT/LAMNT 50
CARPET 50

Air Condition
Heating Type

0413CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

5 100
3 100
02WOOD FRAME 100

Stories
Units
Occupancy

2. 2. 100
0 100
00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA05

NEIGHBORHOOD/LOC

5009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,05810020211,058111,613

FGR42055202123124,369

FOP120302021363,798

FUS1,43610020211,436151,490

PTO70520214422

STR521020215528

TOTALS

3,1562,770292,219

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDADJ UNIT PRICEOB/XF MKT VALUENOTES

10811CONCRETE B0000705.00SF5.205.20100202120213993,629

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

1000135CRES NATURAL0PUD0.000.001.00UT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE09/27/2021BYKB

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

MARKET ADJUSTMENTS

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

010012,770106.5600106.56295,17120212021001.0099.00

1 SINGLE FAM - 0% - 2024Heated Area: 2494HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

75274 BRIDGEWATER DR, YULEE

75274 BRIDGEWATER DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE292,219

TOTAL MARKET OB/XF VALUE3,629

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE350,848

SOH/AGL Deduction0

ASSESSED VALUE350,848

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE350,848

TOTAL JUST VALUE350,848

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE337,634

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDPRICE

2503/166510/06/2021SWQI01332,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:LIVINGSTON KWAMAINE

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\$.