LOT 448
RIVER GLEN PHASE 2 OR 2452/929

DUNNAM TYLER JAMES & APITHANY AUTIRE D
75258 BRIDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0448-0000

BUILDING CHARACTERISTICS

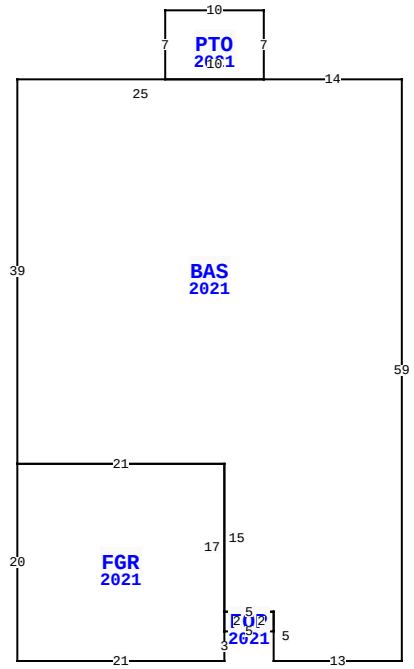
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	196,275
FGR	420	55	2021	231	24,428
FOP	10	30	2021	3	317
PTO	70	5	2021	4	423
TOTALS	2,356			2,094	221,444

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	106.8200	106.82	223,681	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 1856 HX Base Yr



75258 BRIDGEWATER DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	221,444
TOTAL MARKET OB/XF VALUE	3,609
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	280,053
SOH/AGL Deduction	0
ASSESSED VALUE	280,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,053
TOTAL JUST VALUE	280,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004747	CO ISSUED	0	09/28/2021
21004747	NEW CONSTR	266,727	04/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/0652	9/28/2021	SW	Q	I	01	284,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: DUNNAM TYLER JAMES

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	0	0	0	701.00	SF	5.20	5.20	100	2021	2021	3	99	3,609	

LAND DESCRIPTION

TOTAL OB/XF 3,609

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