LOT 278
RIVER GLEN PHASE 2 OR 2452/929

GUZMAN VANESSA A/CRUZ EFRAIN YAMIL RODRIGUEZ
75231 BRIDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0278-0000

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	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

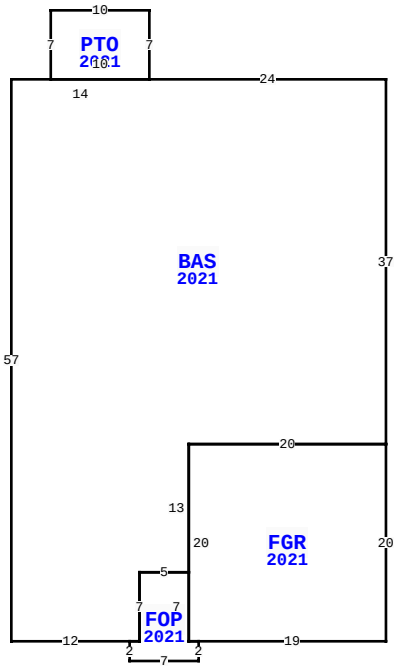
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,731	100	2021	1,731	192,294
FGR	400	55	2021	220	24,440
FOP	49	30	2021	15	1,667
PTO	70	5	2021	4	444
TOTALS	2,250			1,970	218,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	107.4080	112.78	222,177	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1731 HX Base Yr



75231 BRIDGEWATER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,844
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		272,844
SOH/AGL Deduction		760
ASSESSED VALUE		272,084
TOTAL EXEMPTION VALUE	13	272,084
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		272,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012641	CO ISSUED	0	09/21/2021
2104385	NEW CONSTR	248,222	04/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/1971	9/24/2021	SW	Q	I	01	268,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: GUZMAN VANESSA A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 PTO=[YR=2021] N7 W10 S7 E10$ W14 S57 E12
FOP=[YR=2021] S2 E7 N2 FGR=[YR=2021] E19 N20 W20 S20 E1$ W1
N7 W5 S7 W1$ E1 N7 E5 N13 E20 N37$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS