LOT 280
RIVER GLEN PHASE 2 OR 2452/929

FUSCO JULIE & MICHAEL
75247 BRIDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0280-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

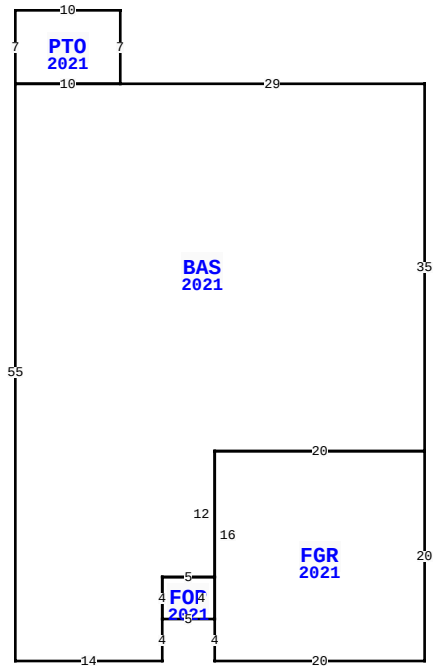
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2021	1,705	191,135
FGR	400	55	2021	220	24,662
FOP	20	30	2021	6	673
PTO	70	5	2021	4	448
TOTALS	2,195			1,935	216,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	108.3880	113.81	220,222	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2025 Heated Area: 1705 HX Base Yr 2025



75247 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		216,919
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		270,919
SOH/AGL Deduction		0
ASSESSED VALUE		270,919
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		219,508
TOTAL JUST VALUE		270,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012729	CO ISSUED	0	09/22/2021
21005260	NEW CONSTR	245,337	04/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/366	3/14/2024	WD	Q	I	01	325,000
GRANTOR: LEVY JACK A						
GRANTEE: FUSCO JULIE & MICHA						
2499/1029	9/23/2021	SW	Q	I	01	273,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LEVY JACK A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 PTO=[YR=2021] N7 W10 S7 E10$ W10 S55 E14 N4 FOP=[YR=2021] E5 FGR=[YR=2021] S4 E20 N20 W20 S16$ N4 W5 S4$ N4 E5 N12 E20 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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