

PEEL ROSINA & JESSE
75373 BRIDGEWATER DR
YULEE, FL 32097

13-2N-26-1832-0310-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

03HARDIE BRD 100

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floor

08SHT VINYL 50

Interior Floor

14CARPET 50

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4100

Bathrooms

2100

Frame

02WOOD FRAME 100

Stories

1.

Units

0100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA05

NEIGHBORHOOD/LOC

5009.00

TOTALS

2,195

1,926

215,824

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,926107.8000113.19218,00420222022001.0099.00

1 SINGLE FAM100% - 2026Heated Area: 1685HX Base Yr 2026

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE215,824

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET54,000

TOTAL MARKET VALUE269,824

SOH/AGL Deduction0

ASSESSED VALUE269,824

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE218,413

TOTAL JUST VALUE269,824

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE265,353

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2783/4072/28/2025WDQI01327,000

GRANTOR:HARRISON PATRICK & SU

GRANTEE:PEEL ROSINA & JESSE

2552/15683/31/2022SWQI02294,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:HARRISON PATRICK &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W29 PT0=[YR=2022] N7 W10 S7 E10\$ W10 S55 E13
N4 FOP=[YR=2022] E5 FGR=[YR=2022] S4 E21 N20 W21 S16\$ N4 W5
S4\$ N4 E5 N12 E21 N35\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006PUD0.000.001.00LT1.001.001.0054,000.0054,000.0054,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 54,000Market: 0Agricultural: 0Common: 54,000PRINTED 07/09/2026 BY SYS