LOT 333
RIVER GLEN PH 3 OR 2573/1965

AUSTIN-LADD ENTERPRISES LLC
4016 PINOT WAY
FORT MILL, SC 29707

2026

13-2N-26-1832-0333-0000

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 60
Interior Floo	08	SHT VINYL 40
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

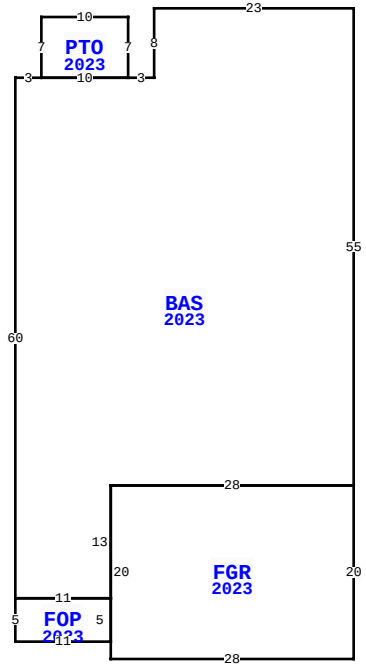
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2023	2,160	231,813
FGR	560	55	2023	308	33,055
FOP	55	30	2023	16	1,717
PTO	70	5	2023	4	429
TOTALS	2,845			2,488	267,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,488	102.7200	107.86	268,356	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2025 Heated Area: 2160 HX Base Yr



75519 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	267,014
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	321,014
SOH/AGL Deduction	0
ASSESSED VALUE	321,014
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,014
TOTAL JUST VALUE	321,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-15387	CO		06/20/2023
B2215387	NEW CONSTR	397,723	10/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2737/298	7/11/2024	QC	U	I	11	267,700
GRANTOR: LADD TRACI AURELIA						
GRANTEE: AUSTIN-LADD ENTERPR						
2650/1001	6/23/2023	SW	Q	I	01	338,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LADD TRACI AURELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-221,20] W23 S8 W3 W10 W3 S60 E11 N13 E28 N55 $
FGR=[YR=2023;ORIG=-221,75] W28 S20 E28 N20 $
PTO=[YR=2023;ORIG=-247,21] W10 S7 E10 N7 $
FOP=[YR=2023;ORIG=-249,88] W11 S5 E11 N5 $
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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	000134	C	RES POND	0	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 06/29/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS