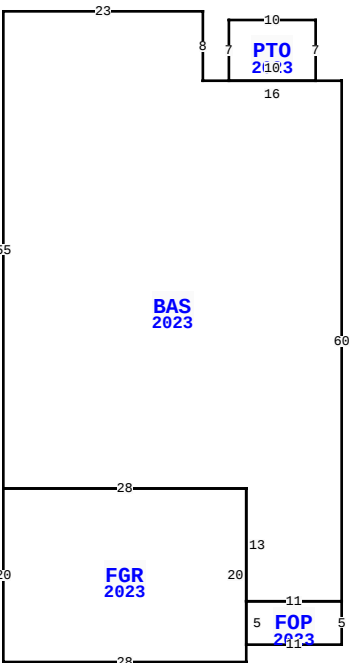


ANGEL CODY E & SOPHIA JOYCE
75575 BRIDGEWATER DR
YULEE, FL 32097

13-2N-26-1832-0340-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		31	HARDIE BRD 100		0100	01	2,488	102.7200	107.86	268,356	2023	2023		0	0	0.50	99.50	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 0% - 2026													Heated Area: 2160					HX Base Yr						
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					267,014				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					0				
Interior Floo		14	CARPET 60																	TOTAL LAND VALUE - MARKET					54,000				
Interior Floo		08	SHT VINYL 40																	TOTAL MARKET VALUE					321,014				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					0				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					321,014				
Bedrooms			4 100																	TOTAL EXEMPTION VALUE					0				
Bathrooms			2 100																	BASE TAXABLE VALUE					321,014				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					321,014				
Stories		1.	1. 100																	NCON VALUE					0				
Units			0 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					315,191																			
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																							
EXTRA FEATURES						75575 BRIDGEWATER DR, YULEE										BLD DATE				LGL DATE		04/09/2026		MLU					
																XF DATE				LAND DATE									
																INC DATE				AG DATE									
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														