LOT 345
RIVER GLEN PH 3 OR 2573/1965

STROLLO CONNIE V/JOHNSON SHADRICK J
75615 BRIDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0345-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

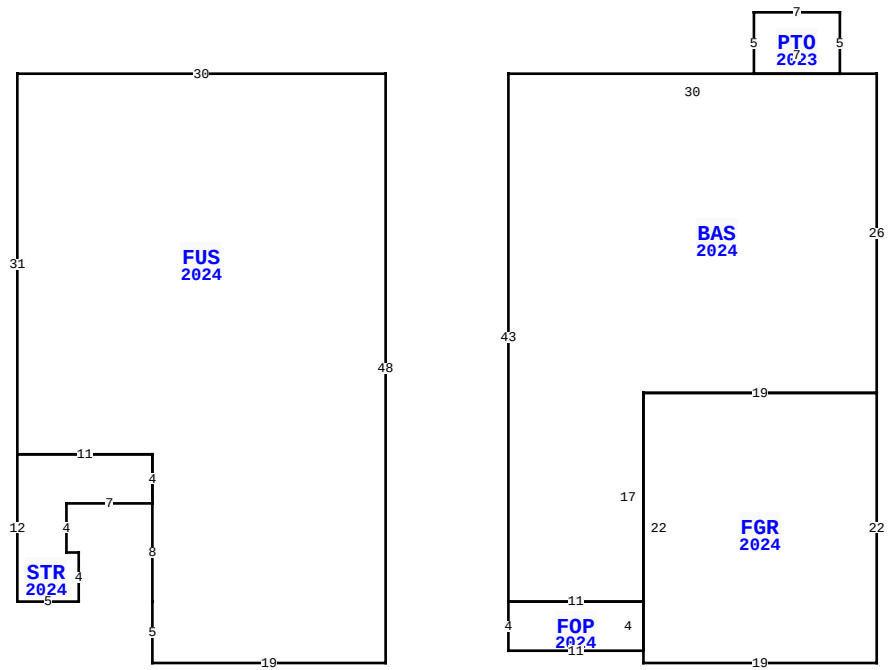
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	967	100	2024	967	105,713
FGR	418	55	2024	230	25,144
FOP	44	30	2024	13	1,421
FUS	1,253	100	2024	1,253	136,979
PTO	35	5	2023	2	219
STR	80	10	2024	8	875
TOTALS	2,797			2,473	270,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	104.6400	109.87	271,709	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 2220 HX Base Yr 2025



75615 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		270,350
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		324,350
SOH/AGL Deduction		20,459
ASSESSED VALUE		303,891
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,480
TOTAL JUST VALUE		324,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2215574	CO		07/14/2023
B2215574	NEW CONSTR	395,656	10/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1448	7/28/2023	SW	Q	I	01	347,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: STROLLO CONNIE V

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=50,10] W30 S31 E11 S4 S8 S5 E19 N48 $
BAS=[YR=2024;ORIG=90,10] W30 S43 E11 N17 E19 N26 $
FGR=[YR=2024;ORIG=90,36] W19 S22 E19 N22 $
STR=[YR=2024;ORIG=31,41] W11 S12 E5 N4 W1 N4 E7 N4 $
FOP=[YR=2024;ORIG=71,53] W11 S4 E11 N4 $
PTO=[YR=2023;ORIG=87,10] W7 N5 E7 S5 $
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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	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 06/30/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS