LOT 349
RIVER GLEN PH 3 OR 2573/1965

MORRIS PHALDA/MORRIS JAELYN M
75647 BRIDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0349-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

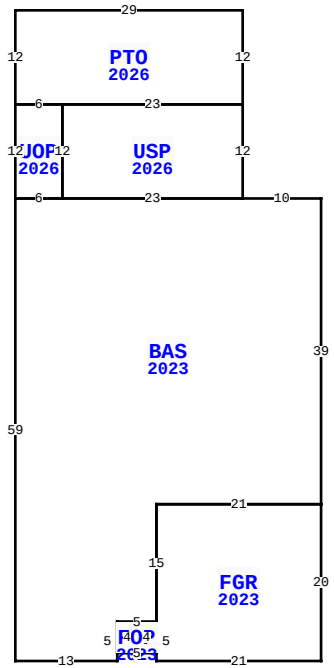
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2023	1,856	207,128
FGR	420	55	2023	231	25,779
FOP	20	30	2023	6	670
PTO	348	5	2026	17	1,897
UOP	72	20	2026	14	1,562
USP	276	30	2026	83	9,262
TOTALS	2,992			2,207	246,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,207	106.8200	112.16	247,537	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 1856 HX Base Yr 2024



75647 BRIDGEWATER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,299
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		300,299
SOH/AGL Deduction		0
ASSESSED VALUE		300,299
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		243,888
TOTAL JUST VALUE		300,299
NCON VALUE		12,723
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000398	INSTALLING 30X12	11,674	01/10/2025
C2215727	CO		07/13/2023
B2215727	NEW CONSTR	339,820	10/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/897	8/09/2023	SW	Q	I	01	310,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MORRIS PHALDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,0] E6 E23 E10 S39 W21 S15 W5 S5 W13 N59 $
FGR=[YR=2023;ORIG=68,39] E21 S20 W21 N5 N15 $
FOP=[YR=2023;ORIG=63,54] E5 S4 W5 N4 $
UOP=[YR=2026;ORIG=50,0] E6 N12 W6 S12 $
USP=[YR=2026;ORIG=56,0] E23 N12 W23 S12 $
PTO=[YR=2026;ORIG=50,-12] E6 E23 N12 W29 S12 $
.

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 11/20/2025 BY TW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS