LOT 416
RIVER GLEN PH 3 OR 2573/1965

ARAZAS TIMMY JONES CIRUJALES
75604 BRIDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0416-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

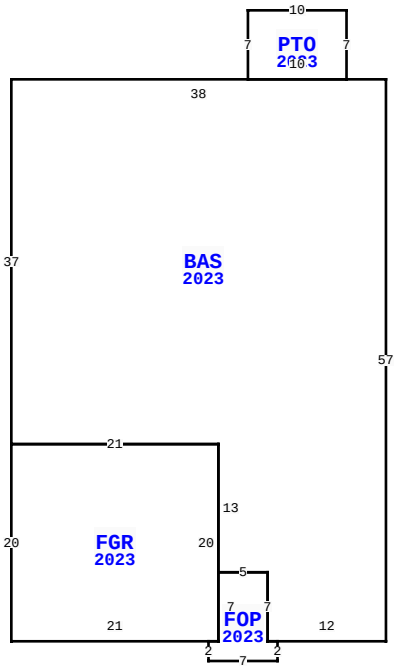
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2023	1,711	190,946
FGR	420	55	2023	231	25,779
FOP	49	30	2023	15	1,674
PTO	70	5	2023	4	447
TOTALS	2,250			1,961	218,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,961	106.8200	112.16	219,946	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 1711 HX Base Yr 2024



75604 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		218,846
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		272,846
SOH/AGL Deduction		552
ASSESSED VALUE		272,294
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,883
TOTAL JUST VALUE		272,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-15904	CO		07/07/2023
B2215904	NEW CONSTR	316,305	10/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/173	7/14/2023	SW	Q	I	01	289,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: ARAZAS TIMMY JONES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=78,10] W38 S37 E21 S13 E5 S7 E12 N57 $
FGR=[YR=2023;ORIG=61,47] W21 S20 E21 N20 $
PTO=[YR=2023;ORIG=74,10] W10 N7 E10 S7 $
FOP=[YR=2023;ORIG=66,60] W5 S7 W1 S2 E7 N2 W1 N7 $
.

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	000100	C	RES	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 07/11/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS