LOT 434
RIVER GLEN PHASE 2 OR 2452/929

WILSON JULIA & SAMUEL R
4435 SETTLEMENT WAY
COLORADO SPRINGS, CO 80925

2026

13-2N-26-1832-0434-0000

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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

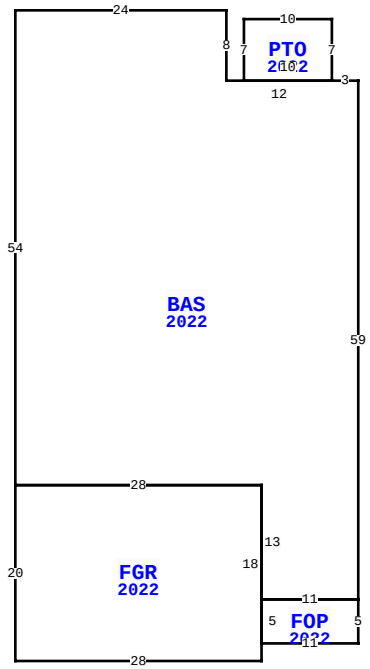
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,129	100	2022	2,129	227,338
FGR	560	55	2022	308	32,889
FOP	55	30	2022	16	1,709
PTO	70	5	2022	4	427
TOTALS	2,814			2,457	262,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,457	102.7200	107.86	265,012	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2129 HX Base Yr



75394 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		262,362
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		316,362
SOH/AGL Deduction		3,657
ASSESSED VALUE		312,705
TOTAL EXEMPTION VALUE	13	312,705
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		316,362
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008475	CO ISSUED	0	07/19/2022
21008475	NEW CONSTR	312,096	06/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2846/1695	1/30/2026	WD	Q	I	01	355,000
GRANTOR: FITZSIMMONS RACHEL L						
GRANTEE: WILSON JULIA & SAMU						
2579/1582	7/19/2022	SW	Q	I	01	338,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FITZSIMMONS RACHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W3 PTO=[YR=2022] N7 W10 S7 E10$ W12 N8 W24 S54 FGR=[YR=2022] S20 E28 N2 FOP=[YR=2022] E11 N5 W11 S5 $ N18 W28$ E28 S13 E11 N59$.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS