LOT 438
RIVER GLEN PHASE 2 OR 2452/929

SANTIAGO JACOB DANIEL
1090 ISLAND PLACE EAST
MEMPHIS, TN 38103

2026

13-2N-26-1832-0438-0000

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 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

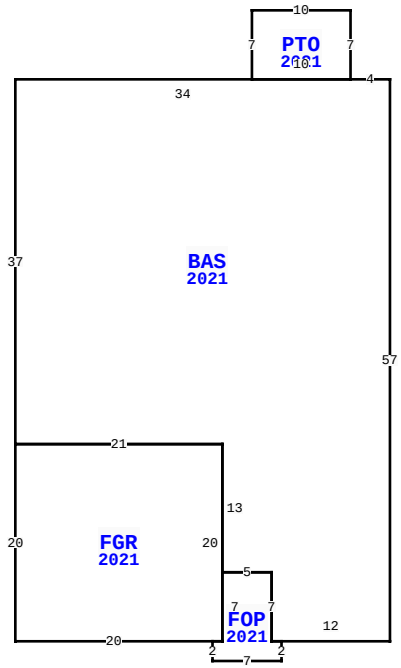
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2021	1,711	190,072
FGR	420	55	2021	231	25,661
FOP	49	30	2021	15	1,667
PTO	70	5	2021	4	444
TOTALS	2,250			1,961	217,845

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	107.4080	112.78	221,162	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 2025 Heated Area: 1711 HX Base Yr



75346 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	217,845
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	271,845
SOH/AGL Deduction	0
ASSESSED VALUE	271,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,845
TOTAL JUST VALUE	271,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006568	CO ISSUED	0	12/21/2021
21006568	NEW CONSTR	248,222	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/0183	12/30/2021	SW	Q	I	02	286,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: SANTIAGO JACOB DANI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W4 PTO=[YR=2021] N7 W10 S7 E10$ W34 S37
FGR=[YR=2021] S20 E20 FOP=[YR=2021] S2 E7 N2 W1 N7 W5 S7 W1$
E1 N20 W21$ E21 S13 E5 S7 E12 N57$.

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	0	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