

MASON ROBERT WAYNE L/E/
75282 BRIDGEWATER DR
YULEE, FL 32097

13-2N-26-1832-0445-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

0331HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

0814SHT VINYL 50
CARPET 50

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

024 100
2 100
WOOD FRAME 100

Stories
Units
Occupancy

1.001. 100
0 100
NONE 100

Quality

0303Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA05

NEIGHBORHOOD/LOC

5009.00

TOTALS

2,3562,094231,340

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,094106.8200112.16234,86320212021001.5098.50

1 SINGLE FAM100% - 2024Heated Area: 1856HX Base Yr 2024

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE231,340

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET54,000

TOTAL MARKET VALUE285,340

SOH/AGL Deduction0

ASSESSED VALUE285,340

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE233,929

TOTAL JUST VALUE285,340

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE280,032

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2639/2155/12/2023LE U I 11100

GRANTOR:LUMINA GRACE LLC

GRANTEE:MASON ROBERT WAYNE

2521/158311/29/2021SW Q I 01299,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:LUMINA GRACE LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 PT0=[YR=2021] N7 W10 S7 E10\$ W24 S59 E13 N3
FOP=[YR=2021] E5 FGR=[YR=2021] S3 E21 N20 W21 S17\$ N2 W5 S2\$
N2 E5 N15 E21 N39\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPTH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

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EXTRA FEATURES

75282 BRIDGEWATER DR, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/09/2026MLU

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REVIEW DATE01/01/2023BYCD

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