LOT 446
RIVER GLEN PHASE 2 OR 2452/929

NICHOLLS CHERI LEANNE
75274 BRIDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0446-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 05

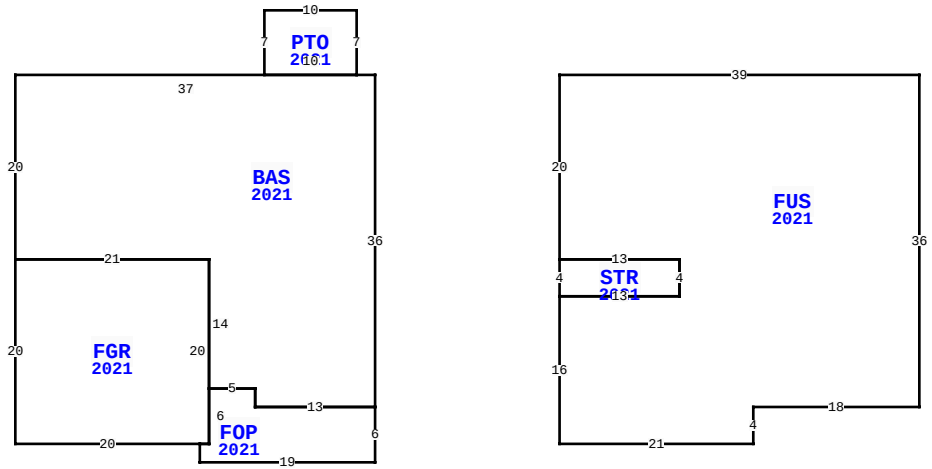
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100	2021	1,058	116,604
FGR	420	55	2021	231	25,459
FOP	120	30	2021	36	3,968
FUS	1,436	100	2021	1,436	158,264
PTO	70	5	2021	4	441
STR	52	10	2021	5	551
TOTALS	3,156			2,770	305,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,770	106.5600	111.89	309,935	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 2026 Heated Area: 2494 HX Base Yr



75274 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	305,286
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	359,286
SOH/AGL Deduction	0
ASSESSED VALUE	359,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,286
TOTAL JUST VALUE	359,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005699	CO ISSUED	0	09/27/2021
21005699	NEW CONSTR	352,856	05/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2847/1077	1/20/2026	SW	U	I	18	319,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: NICHOLLS CHERI LEAN						
2823/1676	10/10/2025	SW	U	I	11	100
GRANTOR: FREEDOM MORTGAGE CORP						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 PTO=[YR=2021] N7 W10 S7 E10$ W37 S20 FGR=[YR=2021] S20 E20 FOP=[YR=2021] S2 E19 N6 W13 N2 W5 S6 W1$ E1 N20 W21$ E21 S14 E5 S2 E13 N36$ PTR=E20 FUS=[YR=2021] E39 S36 W18 S4 W21 N16 STR=[YR=2021] N4 E13 S4 W13$ E13 N4 W13 N20$ W20$.

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	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