LOT 447
RIVER GLEN PHASE 2 OR 2452/929

YOUNG JUSTIN
75266 BRIDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0447-0000

BUILDING CHARACTERISTICS

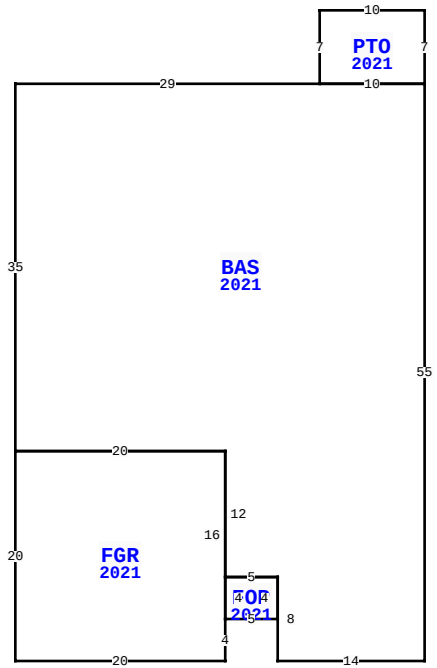
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,705	100	2021	1,705	191,135
FGR	400	55	2021	220	24,662
FOP	20	30	2021	6	673
PTO	70	5	2021	4	448
TOTALS	2,195			1,935	216,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	108.3880	113.81	220,222	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 2026 Heated Area: 1705 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

75266 BRIDGEWATER DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	216,919
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	270,919
SOH/AGL Deduction	0
ASSESSED VALUE	270,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,919
TOTAL JUST VALUE	270,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005698	CO ISSUED	0	10/14/2021
21005698	NEW CONSTR	243,542	05/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2762/1891	1/17/2025	WD	Q	I	01	315,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: YOUNG JUSTIN						
2711/1686	5/12/2024	WD	U	I	37	312,100
GRANTOR: DENTON TONI ANN						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] N7 W10 S7 BAS=[YR=2021] W29 S35 FGR=[YR=2021] S20 E20 N4 FOP=[YR=2021] E5 N4 W5 S4$ N16 W20$ E20 S12 E5 S8 E14 N55 W10$ E10 $.

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