LOT 449
RIVER GLEN PHASE 2 OR 2452/929

LEBLANC JOSEPH P & LESLIE B
75250 BRIDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0449-0000

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

BUILDING CHARACTERISTICS

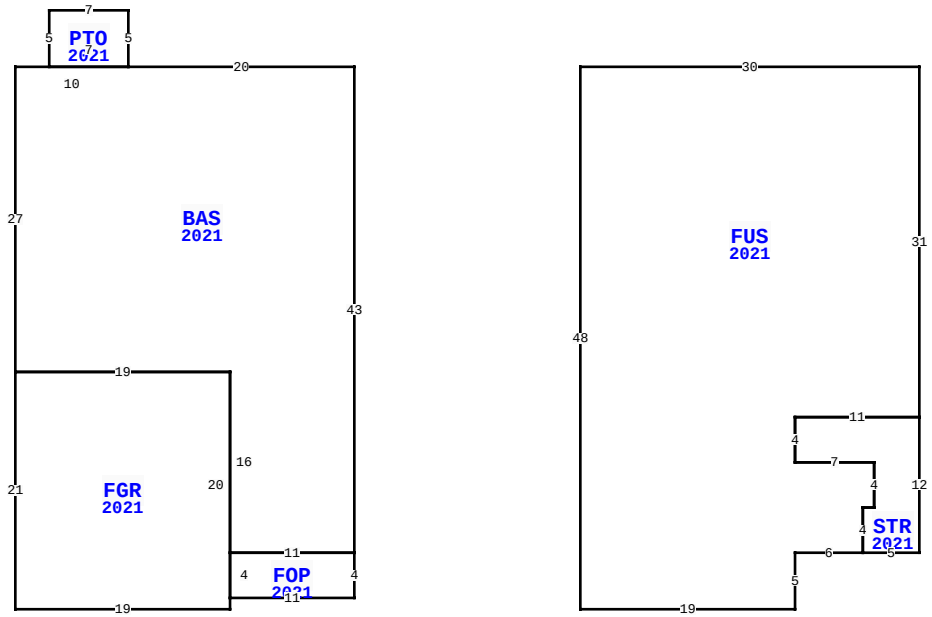
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	986	100	2021	986	105,726
FGR	399	55	2021	219	23,482
FOP	44	30	2021	13	1,394
FUS	1,305	100	2021	1,305	139,931
PTO	35	5	2021	2	215
STR	80	10	2021	8	858
TOTALS	2,849			2,533	271,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,533	103.6800	108.86	275,742	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 2291 HX Base Yr 2022



75250 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		271,606
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		325,606
SOH/AGL Deduction		41,196
ASSESSED VALUE		284,410
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,999
TOTAL JUST VALUE		325,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004745	CO ISSUED	0	11/17/2021
21004745	NEW CONSTR	310,647	04/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/1416	11/24/2021	SW	Q	I	01	333,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: LEBLANC JOSEPH P &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 PTO=[YR=2021] N5 W7 S5 E7$ W10 S27
FGR=[YR=2021] S21 E19 N1 FOP=[YR=2021] E11 N4 W11 S4$ N20 W19
$ E19 S16 E11 N43$ PTR=E20 FUS=[YR=2021] E30 S31
STR=[YR=2021] S12 W5 N4 E1 N4 W7 N4 E11$ W11 S4 E7 S4 W1 S4
W6 S5 W19 N48$ W20$.

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