LOT 451
RIVER GLEN PHASE 2 OR 2452/929

MCCARTY KAYLA & ANTHONY
75220 BRIDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0451-0000

BUILDING CHARACTERISTICS

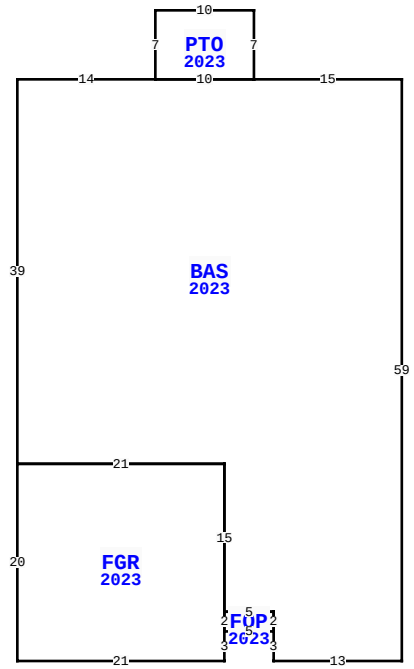
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,856	100	2023	1,856	210,175
FGR	420	55	2023	231	26,159
FOP	10	30	2023	3	339
PTO	70	5	2023	4	453
TOTALS	2,356			2,094	237,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	108.3880	113.81	238,318	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 1856 HX Base Yr 2024



75220 BRIDGEWATER DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,126
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		291,126
SOH/AGL Deduction		1,442
ASSESSED VALUE		289,684
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		238,273
TOTAL JUST VALUE		291,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-04730	CO		11/03/2023
B23-04730	SFR	342,222	04/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/326	12/11/2023	SW	Q	I	01	318,100

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: MCCARTY KAYLA & ANT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=89,0] W15 W10 W14 S39 E21 S15 E5 S2 S3 E13 N59 $
FGR=[YR=2023;ORIG=71,39] W21 S20 E21 N3 N2 N15 $
PTO=[YR=2023;ORIG=74,0] W10 N7 E10 S7 $
FOP=[YR=2023;ORIG=76,54] W5 S2 E5 N2 $
.

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 12/13/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS