

LOT 1
 HEADWATERS AT LOFTON CREEK PHASE
 2748/860

TAYLOR MORRISON OF FLORIDA INC
 7785 BAYMEADOWS WAY STE 105
 JACKSONVILLE, FL 32256

2025

51-3N-27-0700-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY: STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE: 0 TOTAL MARKET OB/XF VALUE: 0 TOTAL LAND VALUE - MARKET: 75,000 TOTAL MARKET VALUE: 75,000 SOH/AGL Deduction: 0 ASSESSED VALUE: 75,000 TOTAL EXEMPTION VALUE: 0 BASE TAXABLE VALUE: 75,000 TOTAL JUST VALUE: 75,000 NCON VALUE: 0 INCOME VALUE: PREVIOUS YEAR MKT VALUE:											
DOR CODE: 0000 VACANT																				PERMIT NUM: DESCRIPTION: AMT: ISSUED:											
MAP NUM: MKT AREA: 04																															
NEIGHBORHOOD/LOC: 4103.00																				SALES DATA											
AREA TYPE: TOTAL GROSS AREA: PCT OF BASE: YEAR: TOT ADJ AREA: SUBAREA MARKET VALUE:																				OFF RECORD: Number: DATE: TYPE: INST: Q: U: V: I: RSN: CD: SALE PRICE:											
TOTALS										BLD DATE: X F DATE: INC DATE:										LGL DATE: LAND DATE: AG DATE:											
EXTRA FEATURES										86608 SWIFT LAUNCH PATH, YULEE										01/02/2025 DC											
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	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION																	TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-2			1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000														