

LOT 20
HEADWATERS AT LOFTON CREEK PHASE
2748/860

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

2025

51-3N-27-0700-0020-0000



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 Tax Group: 4 Tax Dist: STANDARD 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 / V / I /		RSN CD		SALE PRICE																														
TOTALS																																																				
EXTRA FEATURES						86726 MEDITATION CT, YULEE										BUILDING NOTES																																				
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		01/02/2025		DC		BUILDING DIMENSIONS																																				
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																																			
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																																			
REVIEW DATE 01/02/2025 BY DC																	Total Acres: 0.00						Total Land Value: 75,000						Market: 0						Agricultural: 0						Common: 75,000						PRINTED 07/30/2025 BY SYS					