

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

51-3N-27-0700-0162-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
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																																						
MAP NUM									MKT AREA							04																								
NEIGHBORHOOD/LOC		4103.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA			SUBAREA MARKET VALUE																																	
TOTALS																																								
EXTRA FEATURES										86146 HEADWATERS DR, YULEE										BLD DATE								LGL DATE		01/02/2025						DC				
																				XF DATE								LAND DATE												
																				INC DATE								AG DATE												
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																					