

LOT 205  
HEADWATERS AT LOFTON CREEK PHASE  
2748/860

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

2025

51-3N-27-0700-0205-0000



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									
																				<b>VALUATION BY</b> 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											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> B250002693    NSFR T3862 H2921      546,904    03/14/2025											
																				<b>SALES DATA</b> OFF RECORD      TYPE    Q    V    RSN      SALE Number      DATE    INST   U    I    CD      PRICE											
																				<b>BUILDING NOTES</b>											
																				<b>BUILDING DIMENSIONS</b>											
<b>TOTALS</b> 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										BLD DATE      LGL DATE XF DATE      LAND DATE      01/02/2025    DC INC DATE      AG DATE										<b>EXTRA FEATURES</b> 86555 OAR ROW SOUTH, YULEE											
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															
																	<b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RSF-2			1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000														
<b>REVIEW DATE</b> 06/03/2025 <b>BY</b> KW    Total Acres: 0.00    Total Land Value: 75,000    Market: 0    Agricultural: 0    Common: 75,000 <b>PRINTED 07/30/2025 BY SYS</b>																															