LOT 9
HEADWATERS AT LOFTON CREEK PHASE
2748/860

HEDGES BRIAN THOMAS & ELIZABETH PENDER
86196 LIVING WATERS RUN
YULEE, FL 32097

2026

51-3N-27-0700-0009-0000

BUILDING CHARACTERISTICS

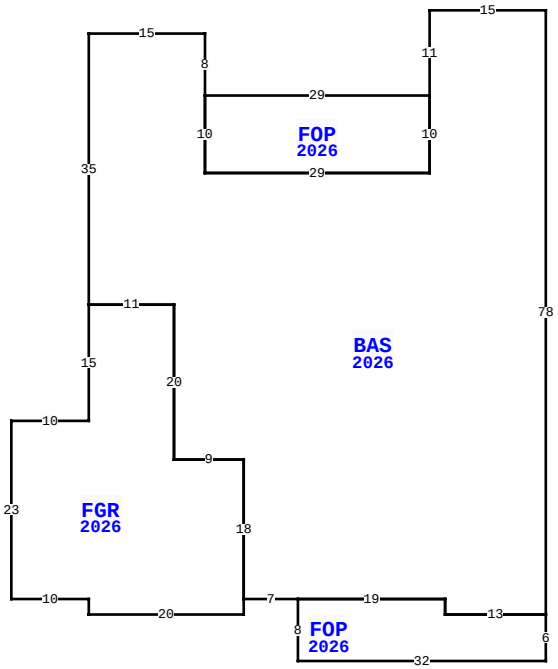
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4103.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,276	100	2026	3,276	402,784
FGR	850	55	2026	468	57,541
FOP	230	30	2026	69	8,484
FOP	290	30	2026	87	10,697
TOTALS	4,646			3,900	479,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,900	88.4520	122.95	479,505	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 3276 HX Base Yr



86196 LIVING WATERS RUN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/02/2025 DC
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	479,505
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	554,505
SOH/AGL Deduction	0
ASSESSED VALUE	554,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	554,505
TOTAL JUST VALUE	554,505
NCON VALUE	479,505
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260002286			03/04/2026
B250007557	H3283/ G843/ P520	628,140	07/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2857/1509	3/30/2026	SW	Q	I	01	654,900

GRANTOR: TAYLOR MORRISON OF FL
GRANTEE: HEDGES BRIAN THOMAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,0] E15 S8 S10 E29 N10 N11 E15 S78 W13 N2 W19 W7 N18 W9 N20 W11 N35 $
FGR=[YR=2026;ORIG=30,35] S15 W10 S23 E10 S2 E20 N2 N18 W9 N20 W11 $
FOP=[YR=2026;ORIG=76,73] S2 E13 S6 W32 N8 E19 $
FOP=[YR=2026;ORIG=45,18] E29 N10 W29 S10 $
.

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	0		RSF-2			1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/31/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS