LOT 11
HEADWATERS AT LOFTON CREEK PHASE
2748/860

RENFRO NANCY ANN & GREGORY RAYMOND
86212 LIVING WATERS RUN
YULEE, FL 32097

2026

51-3N-27-0700-0011-0000

BUILDING CHARACTERISTICS

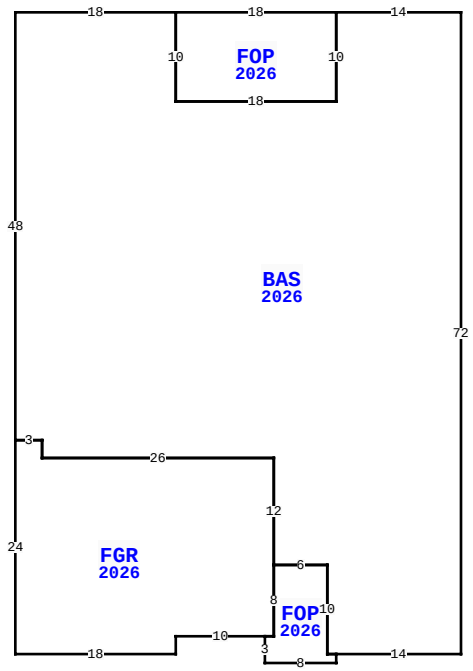
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,716	100	2026	2,716	346,969
FGR	622	55	2026	342	43,691
FOP	70	30	2026	21	2,683
FOP	180	30	2026	54	6,899
TOTALS	3,588			3,133	400,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,133	91.9080	127.75	400,241	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2716 HX Base Yr 2026



86212 LIVING WATERS RUN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/02/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,241
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		475,241
SOH/AGL Deduction		146,089
ASSESSED VALUE		329,152
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		277,741
TOTAL JUST VALUE		475,241
NCON VALUE		400,241
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

TORRES (GL) - 1 STORY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010877	CO	509,125	09/26/2025
B250003712	NEW SFR	509,125	04/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2819/451	9/29/2025	SW	Q	I	02	568,000

GRANTOR: TAYLOR MORRISON OF FL
GRANTEE: RENFRO NANCY ANN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-4,10] W14 S10 W18 N10 W18 S48 E3 S2 E26 S12 E6 S10 E1 E14 N72 $
FGR=[YR=2026;ORIG=-54,82] E18 N2 E10 E1 N8 N12 W26 N2 W3 S24 $
FOP=[YR=2026;ORIG=-18,82] S1 W8 N3 E1 N8 E6 S10 E1 $
FOP=[YR=2026;ORIG=-36,20] E18 N10 W18 S10 $
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EXTRA FEATURES

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

TOTAL OB/XF 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	100		RSF-2			1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/20/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS