LOT 55
HEADWATERS AT LOFTON CREEK PHASE
2748/860

OUTLER MATTHEW & YVETTE
86737 MEDITATION CT
YULEE, FL 32097

2026

51-3N-27-0700-0055-0000

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	11	CLAY TILE 100
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

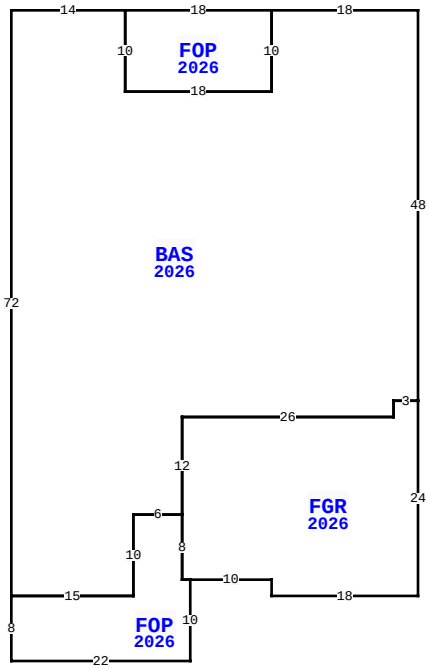
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4103.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,716	100	2026	2,716	384,477
FGR	622	55	2026	342	48,414
FOP	180	30	2026	54	7,644
FOP	238	30	2026	71	10,051
TOTALS	3,756			3,183	450,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,183	101.8440	141.56	450,585	2025	2025	0	0	0	0.00	100.00

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



86737 MEDITATION CT, 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		450,585
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		525,585
SOH/AGL Deduction		138,796
ASSESSED VALUE		386,789
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		335,378
TOTAL JUST VALUE		525,585
NCON VALUE		450,585
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250012335			11/06/2025
B250006967	H-2715/ G-614,/P-	514,454	06/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2831/1025	11/25/2025	SW	Q	I	01	619,600

GRANTOR: TAYLOR MORRISON OF FL
GRANTEE: OUTLER MATTHEW & YV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-54,10] E14 S10 E18 N10 E18 S48 W3 S2 W26 S12 W6 S10 W15 N72 $
FGR=[YR=2026;ORIG=-4,82] W18 N2 W10 W1 N8 N12 E26 N2 E3 S24 $
FOP=[YR=2026;ORIG=-22,20] W18 N10 E18 S10 $
FOP=[YR=2026;ORIG=-54,82] S8 E22 N10 W1 N8 W6 S10 W15 $
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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	100		RSF-2			1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/26/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS