LOT 70
HEADWATERS AT LOFTON CREEK PHASE
2748/860

LIBAN RENE BATTAD & TESSA MARIE
86571 OAR ROW N
YULEE, FL 32097

2026

51-3N-27-0700-0070-0000

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 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

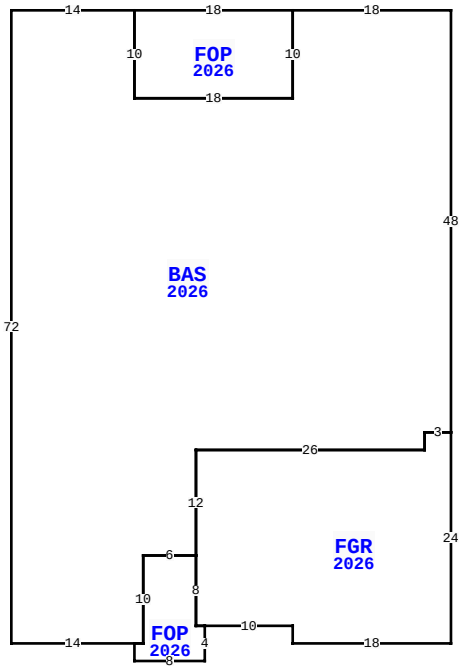
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4103.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,716	100	2026	2,716	364,161
FGR	622	55	2026	342	45,855
FOP	78	30	2026	23	3,084
FOP	180	30	2026	54	7,240
TOTALS	3,596			3,135	420,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,135	96.4620	134.08	420,341	2025	2025	0	0	0	0.00	100.00

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



86571 OAR ROW NORTH, 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		420,341
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		495,341
SOH/AGL Deduction		141,038
ASSESSED VALUE		354,303
TOTAL EXEMPTION VALUE	13	354,303
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		495,341
NCON VALUE		420,341
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010575	CO	503,436	09/19/2025
B240013498	NSFR (T) 3613 (H)	503,436	12/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2817/250	9/19/2025	SW	Q	I	02	570,000

GRANTOR: TAYLOR MORRISON OF FL
GRANTEE: LIBAN RENE BATTAD &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-50,10] E14 S10 E18 N10 E18 S48 W3 S2 W26 S12 W6 S10 W1 W14 N72 $
FGR=[YR=2026;ORIG=0,82] W18 N2 W10 W1 N8 N12 E26 N2 E3 S24 $
FOP=[YR=2026;ORIG=-36,82] S2 E8 N4 W1 N8 W6 S10 W1 $
FOP=[YR=2026;ORIG=-36,20] E18 N10 W18 S10 $
.

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 10/21/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS