

BUTLER TERENCE PATRICK SEAN & NANCY MORRIS
86113 LIVING WATERS RUN
YULEE, FL 32097

51-3N-27-0700-0075-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

090001MDL2,901EFF. AREA96.8670TOT ADJ PTS96.8670EFF. BASE RATE134.65REPL. COST NEW390,620AYB2025EYB2025ECON0FNCT0NORM0% COND100.00

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2.5 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4103.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,44510020262,445329,219

FGR64155202635347,531

FOP168302026506,733

FOP177302026537,136

TOTALS3,4312,901390,620

MARKET ADJUSTMENTS

TYPE0900MDL01EFF. AREA2,901TOT ADJ PTS96.8670EFF. BASE RATE134.65REPL. COST NEW390,620AYB2025EYB2025ECON0FNCT0NORM0% COND100.00

1 SNGL FAM 0% - 2026Heated Area: 2445HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

01/02/2025DC

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSAUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000134CRES POND0RSF-21.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE10/21/2025BYKWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE390,620

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE465,620

SOH/AGL Deduction0

ASSESSED VALUE465,620

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE465,620

TOTAL JUST VALUE465,620

NCON VALUE390,620

INCOME VALUE

PREVIOUS YEAR MKT VALUE75,000

Sales Data

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2852/16773/11/2026SW Q Q I 01573,800

GRANTOR: TAYLOR MORRISON OF FL

GRANTEE: BUTLER TERRENCE PAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,0] E29 S8 E21 S58 W13 N6 W6 N15 W31 N45 \$
FOP=[YR=2026;ORIG=69,0] E21 S8 W21 N8 \$
FOP=[YR=2026;ORIG=71,60] S5 W1 S8 E20 N7 W13 N6 W6 \$
FGR=[YR=2026;ORIG=40,45] S21 E21 N1 E9 E1 N5 N15 W31 \$