

LOT 77
HEADWATERS AT LOFTON CREEK PHASE
IN OR 2748/860

SHAY MICHAEL PATRICK & KARA ELIZABETH
86097 LIVING WATERS RUN
YULEE, FL 32097

2026

51-3N-27-0700-0077-0000



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		5 100			
Bathrooms		4.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	356,258
FGR	622	55	2026	342	44,860
FOP	238	30	2026	71	9,313
FSP	180	40	2026	72	9,444
FUS	600	100	2026	600	78,702
STR	56	10	2026	6	787

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,807	94.3650	131.17	499,364	2025	2025	0	0	0.00	100.00
1 SNGL FAM		100% - 2026		Heated Area: 3316				HX Base Yr 2026			
BLD DATE				LGL DATE							