

LOT 78
HEADWATERS AT LOFTON CREEK PHASE
2748/860

NORDGREN BRIAN & SAMANTHA
86089 LIVING WATERS RUN
YULEE, FL 32097

2026

51-3N-27-0700-0078-0000



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
BAS	3,276	100
FGR	850	55
FOP	164	30
FSP	290	40
TOTALS	4,580	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,909	98.0100	136.23	532,523	2025	2025	0	0	0.00	100.00
1 SNGL FAM		100% - 2026		Heated Area: 3276				HX Base Yr 2026			