LOT 81
HEADWATERS AT LOFTON CREEK PHASE
2748/860

JOHNSON TRACY LOU & HAROLD D JR
86065 LIVING WATERS RUN
YULEE, FL 32097

2026

51-3N-27-0700-0081-0000

BUILDING CHARACTERISTICS

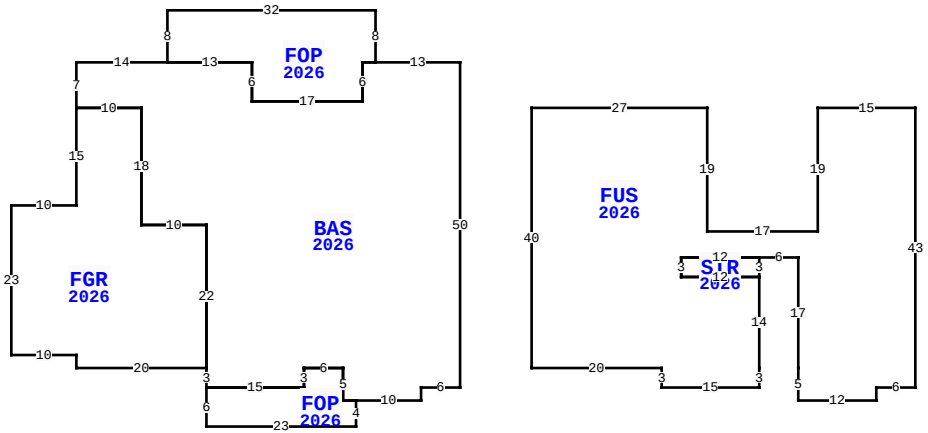
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	2,174	100	2026	2,174	263,119
FGR	850	55	2026	468	56,642
FOP	152	30	2026	46	5,567
FOP	358	30	2026	107	12,950
FUS	2,022	100	2026	2,022	244,723
STR	36	10	2026	4	484
TOTALS	5,592			4,821	583,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,821	87.0750	121.03	583,486	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 4196 HX Base Yr 2026



86065 LIVING WATERS RUN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/02/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		583,486
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		658,486
SOH/AGL Deduction		0
ASSESSED VALUE		658,486
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		607,075
TOTAL JUST VALUE		658,486
NCON VALUE		583,486
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250009784	CO	771,888	09/02/2025
B250000508	NEW SFR T-5559, H	771,888	01/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2813/1858	9/03/2025	SW	Q	I	02	780,000

GRANTOR: TAYLOR MORRISON OF FL

GRANTEE: JOHNSON TRACY LOU &

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,-10] S7 E10 S18 E10 S22 S3 E15 N3 E6 S5 E2 E10 N2 E6 N50 W13 W2 S6 W17 N6 W13 W14 $
FOP=[YR=2026;ORIG=40,40] S6 E23 N4 W2 N5 W6 S3 W15 $
FOP=[YR=2026;ORIG=47,-10] W13 N8 E32 S8 W2 S6 W17 N6 $
FGR=[YR=2026;ORIG=20,-3] S15 W10 S23 E10 S2 E20 N22 W10 N18 W10 $
FUS=[YR=2026;ORIG=90,-3] E27 S19 E17 N19 E15 S43 W6 S2 W12 N5 N17 W6 W12 S3 E12 S14 S3 W15 N3 W20 N40 $
STR=[YR=2026;ORIG=113,20] E12 S3 W12 N3 $
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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