

LOT 83
HEADWATERS AT LOFTON CREEK PHASE
2748/860

DAVIS DAVID WAYNE & JAMZEE KANANI
86049 LIVING WATERS RUN
YULEE, FL 32097

2026

51-3N-27-0700-0083-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	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	370,408
FGR	624	55	2026	343	46,778
FOP	180	30	2026	54	7,365
FOP	238	30	2026	71	9,683
TOTALS	3,758			3,184	434,234

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,184	98.1180	136.38	434,234	2025	2025	0	0	0.00	100.00
1 SNGL FAM 0% - 2026 Heated Area: 2716 HX Base Yr											
The diagram is a floor plan with several labeled areas and dimensions. At the top, there is a horizontal line with segments labeled 14, 18, and 18. Below this, a vertical line on the left is labeled 72. A horizontal line segment is labeled 10, with the text 'FOP 2026' in blue. Another horizontal segment is labeled 18. A vertical segment on the right is labeled 48. In the center, the text 'BAS 2026' is in blue. Below this, a horizontal segment is labeled 26, and a vertical segment is labeled 3. A horizontal segment is labeled 12, and a vertical segment is labeled 24. A horizontal segment is labeled 6, and a vertical segment is labeled 8. A horizontal segment is labeled 10, and a vertical segment is labeled 10. A horizontal segment is labeled 15, and a vertical segment is labeled 8. A horizontal segment is labeled 9, and a vertical segment is labeled 19. A horizontal segment is labeled 22, and a vertical segment is labeled 10. The text 'FGR 2026' is in blue. The text 'FOP 2026' is in blue.											
BLD DATE						LGL DATE		01/02/2025			
XF DATE						LAND DATE					