LOT 160
HEADWATERS AT LOFTON CREEK PHASE
2748/860

SIPPEL ERIN MELISSA & JACOB WILLIAM
86199 HEADWATERS DR
YULEE, FL 32097

2026

51-3N-27-0700-0160-0000

BUILDING CHARACTERISTICS

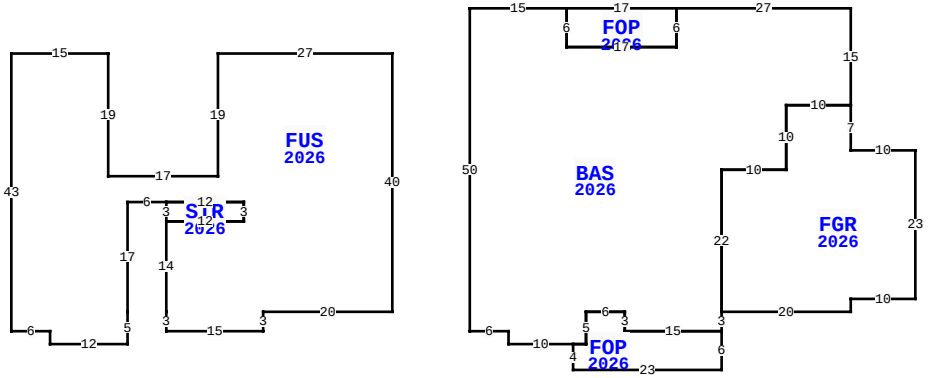
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5.5 100
Frame	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	2,254	100	2026	2,254	269,173
FGR	770	55	2026	424	50,634
FOP	102	30	2026	31	3,702
FOP	152	30	2026	46	5,493
FUS	2,022	100	2026	2,022	241,467
STR	36	10	2026	4	478
TOTALS	5,336			4,781	570,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,781	85.9140	119.42	570,947	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 4276 HX Base Yr



86199 HEADWATERS DR, YULEE

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

EXTRA FEATURES

LN	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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	570,947
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	645,947
SOH/AGL Deduction	0
ASSESSED VALUE	645,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	645,947
TOTAL JUST VALUE	645,947
NCON VALUE	570,947
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013571			12/12/2025
B250007085	H-4271, G-757, P-	789,706	06/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2836/1490	12/18/2025	SW	Q	I	01	741,200

GRANTOR: TAYLOR MORRISON OF FL

GRANTEE: SIPPEL ERIN MELISSA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=140,0] W27 S6 W17 N6 W15 S50 E6 S2 E10 E2 N5 E6 S3 E15 N3 N22 E10 N10 E10 N15 $
FUS=[YR=2026;ORIG=69,7] W27 S19 W17 N19 W15 S43 E6 S2 E12 N5 N17 E6 E12 S3 W12 S14 S3 E15 N3 E20 N40 $
FGR=[YR=2026;ORIG=120,47] E20 N2 E10 N23 W10 N7 W10 S10 W10 S22 $
FOP=[YR=2026;ORIG=97,52] S4 E23 N6 W15 N3 W6 S5 W2 $
STR=[YR=2026;ORIG=46,30] W12 S3 E12 N3 $
FOP=[YR=2026;ORIG=96,0] E17 S6 W17 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		RSF-2			1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/31/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS