LOT 161
HEADWATERS AT LOFTON CREEK PHASE
2748/860

MARIN LISA LIVING TRUST/MARIN LISA TRUSTEE
86138 HEADWATERS DR
YULEE, FL 32097

2026

51-3N-27-0700-0161-0000

NASSAU COUNTY PROPERTY

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	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

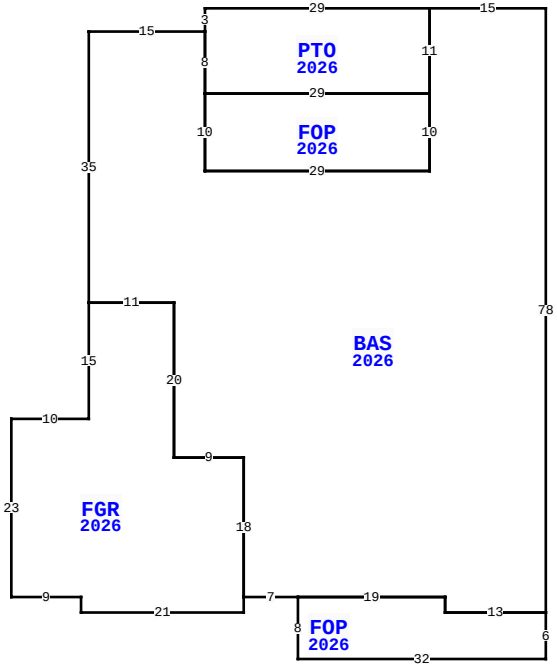
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4103.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,276	100	2026	3,276	422,342
FGR	852	55	2026	469	60,463
FOP	230	30	2026	69	8,895
FOP	290	30	2026	87	11,216
PTO	319	5	2026	16	2,063
TOTALS	4,967			3,917	504,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,917	92.7450	128.92	504,980	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 3276 HX Base Yr 2026



86138 HEADWATERS DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		504,980
TOTAL MARKET OB/XF VALUE		6,699
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		586,679
SOH/AGL Deduction		4,598
ASSESSED VALUE		582,081
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		530,670
TOTAL JUST VALUE		586,679
NCON VALUE		511,679
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010673	SFR ADDITION SCRE	7,451	09/22/2025
CO250009749	CO	621,006	08/29/2025
B250000526	NSFR T4646 H3283	621,006	01/15/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2815/937	9/10/2025	SW	Q	I	01	675,000

GRANTOR: TAYLOR MORRISON OF FL
GRANTEE: MARIN LISA LIVING T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,0] E15 S8 S10 E29 N10 N11 E15 S78 W13 N2 W19 W7 N18 W9 N20 W11 N35 $
FGR=[YR=2026;ORIG=10,35] S15 W10 S23 E9 S2 E21 N2 N18 W9 N20 W11 $
FOP=[YR=2026;ORIG=25,18] E29 N10 W29 S10 $
FOP=[YR=2026;ORIG=69,75] S6 W32 N8 E19 S2 E13 $
PTO=[YR=2026;ORIG=25,0] N3 E29 S11 W29 N8 $
.

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
1	0912	SCRN RM G	0	100	29	11	319.00	SF	21.00	21.00	100	2026	2025		100	6,699	

LAND DESCRIPTION

TOTAL OB/XF 6,699

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	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