LOT 163
HEADWATERS AT LOFTON CREEK PHASE
2748/860

MACGREGOR JUDITH ELLIN
86154 HEADWATERS DR
YULEE, FL 32097

2026

51-3N-27-0700-0163-0000

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

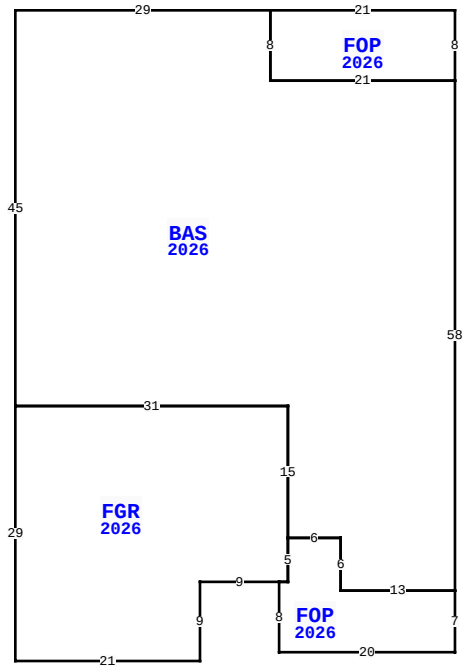
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4103.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2026	2,445	329,219
FGR	809	55	2026	445	59,919
FOP	168	30	2026	50	6,733
FOP	177	30	2026	53	7,136
TOTALS	3,599			2,993	403,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,993	96.8670	134.65	403,007	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 2445 HX Base Yr



86154 HEADWATERS DR, 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	403,007
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	478,007
SOH/AGL Deduction	0
ASSESSED VALUE	478,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,007
TOTAL JUST VALUE	478,007
NCON VALUE	403,007
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260001455			02/12/2026
B250000511	NSFR T-3592 H-244	472,146	01/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2862/1016	4/20/2026	SW	Q	I	01	545,000

GRANTOR: TAYLOR MORRISON OF FL
GRANTEE: MACGREGOR JUDITH EL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=61,8] S58 W13 N6 W6 N15 W31 N45 E29 S8 E21 $
FGR=[YR=2026;ORIG=11,45] S29 E21 N9 E9 E1 N5 N15 W31 $
FOP=[YR=2026;ORIG=40,0] E21 S8 W21 N8 $
FOP=[YR=2026;ORIG=48,60] W6 S5 W1 S8 E20 N7 W13 N6 $
.

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

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	0		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