LOT 209
HEADWATERS AT LOFTON CREEK PHASE
2748/860

FOREMAN PATRICK & LAUREN
86504 OAR ROW S
YULEE, FL 32097

2026

51-3N-27-0700-0209-0000

BUILDING CHARACTERISTICS

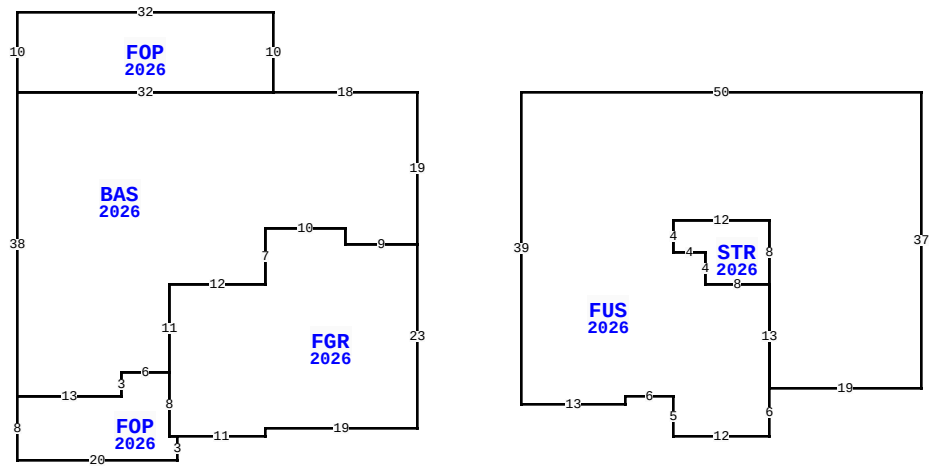
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	1,333	100	2026	1,333	165,092
FGR	685	55	2026	377	46,691
FOP	173	30	2026	52	6,440
FOP	320	30	2026	96	11,890
FUS	1,874	100	2026	1,874	232,095
STR	80	10	2026	8	991
TOTALS	4,465			3,740	463,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,740	89.1000	123.85	463,199	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 3207 HX Base Yr



86504 OAR ROW SOUTH, 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	463,199
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	538,199
SOH/AGL Deduction	0
ASSESSED VALUE	538,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	538,199
TOTAL JUST VALUE	538,199
NCON VALUE	463,199
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260003525			04/02/2026
B250006983	(H)3200 /(G)679/	602,653	06/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2862/1255	4/21/2026	SW	Q	I	01	620,000

GRANTOR: TAYLOR MORRISON OF FL

GRANTEE: FOREMAN PATRICK & L

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=20,0] E32 E18 S19 W9 N2 W10 S7 W12 S11 W6 S3 W13 N38 $
FOP=[YR=2026;ORIG=20,-10] E32 S10 W32 N10 $
FOP=[YR=2026;ORIG=20,38] S8 E20 N3 W1 N8 W6 S3 W13 $
FGR=[YR=2026;ORIG=70,19] S23 W19 S1 W11 W1 N8 N11 E12 N7 E10 S2 E9 $
FUS=[YR=2026;ORIG=83,0] E50 S37 W19 N13 N8 W12 S4 E4 S4 E8 S13 S6 W12 N5 W6 S1 W13 N39 $
STR=[YR=2026;ORIG=102,16] E12 S8 W8 N4 W4 N4 $
.

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 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