

LOT 273
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

PULTE HOME COMPANY LLC
4901 VINELAND RD STE 500
ORLANDO, FL 32811

2023

50-3N-27-1004-0273-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																			
																	VALUATION SUMMARY																			
VALUATION BY																	STANDARD																			
Tax Group: 4																	Tax Dist:																			
BUILDING MARKET VALUE																	0																			
TOTAL MARKET OB/XF VALUE																	0																			
TOTAL LAND VALUE - MARKET																	75,000																			
TOTAL MARKET VALUE																	75,000																			
SOH/AGL Deduction																	0																			
ASSESSED VALUE																	75,000																			
TOTAL EXEMPTION VALUE																	0																			
BASE TAXABLE VALUE																	75,000																			
TOTAL JUST VALUE																	75,000																			
NCON VALUE																	0																			
INCOME VALUE																																				
PREVIOUS YEAR MKT VALUE																																				
DOR CODE																	0000 VACANT																			
MAP NUM																	MKT AREA 04																			
NEIGHBORHOOD/LOC																	4094.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																	345 TRANQUIL TRAIL CIR, YULEE										BLD DATE 06/12/2023 MLU									
EXTRA FEATURES																											BUILDING NOTES									
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																				
1	000134	C	SFR POND	0	PD-ENC	0.00	0.00	1.00	LT	1.00	1.00	1.00		75,000.00	75,000.00	75,000																				
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	000134	C	SFR POND	0		PD-ENC	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																			
REVIEW DATE 06/12/2023 BY MLU																	Total Acres: 0.00										Total Land Value: 75,000									
																	Market: 0										Agricultural: 0									
																											Common: 75,000									
																											PRINTED 08/02/2023 BY SYS									