

LOT 277
 DEL WEBB WILDLIGHT PHASE 2B
 OR 2608/961

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

2024

50-3N-27-1004-0277-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND											
																				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 75,000												
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED B240004804 PRIVATE PROVIDER 301,112 04/25/2024												
MAP NUM		MKT AREA 04																		SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I / I CD PRICE												
NEIGHBORHOOD/LOC		4094.00																		BUILDING NOTES BUILDING DIMENSIONS												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS					313 TRANQUIL TRAIL CIR, YULEE										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/12/2023	MLU										
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																	
EXTRA FEATURES																																
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	000134	C	SFR POND	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000															
REVIEW DATE 07/17/2024 BY ww Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																