LOT 343
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

MCKINNEY SHARON DEE
441 TRANQUIL TRAIL CIR
YULEE, FL 32097

2024

50-3N-27-1004-0343-0000

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	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

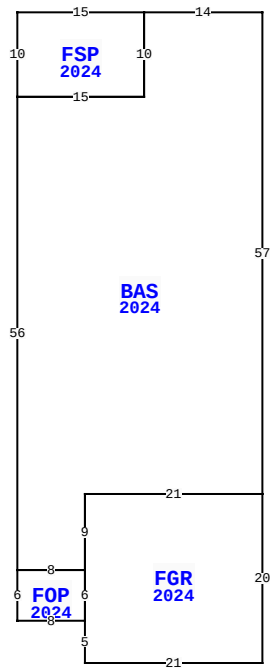
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1,575	248,504
FGR	420	55	231	36,447
FOP	48	30	14	2,209
FSP	150	40	60	9,467
TOTALS	2,193		1,880	296,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,880	126.2240	157.78	296,626	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1575 HX Base Yr 2024



441 TRANQUIL TRAIL CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,626
TOTAL MARKET OB/XF VALUE		6,170
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		377,796
SOH/AGL Deduction		0
ASSESSED VALUE		377,796
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		327,796
TOTAL JUST VALUE		377,796
NCON VALUE		302,796
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006124	CO ISSUED		05/11/2023
22013781	NEW CONSTR	257,351	09/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/579	7/24/2023	SW	Q	I	01	449,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: MCKINNEY SHARON DEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,-10] W14 S10 W15 S56 E8 N9 E21 N57 $
FSP=[YR=2024;ORIG=101,-10] E15 S10 W15 N10 $
FOP=[YR=2024;ORIG=101,56] E8 S6 W8 N6 $
FGR=[YR=2024;ORIG=109,47] E21 S20 W21 N5 N6 N9 $
.

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	0855	CONC PAVER	0	100	0	0	617.00	SF	10.00	10.00	100	2024	2023		100	6,170	

LAND DESCRIPTION

TOTAL OB/XF 6,170

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	SFR	100		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 07/27/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS