LOT 272
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

BRASHIER JERRY WADE/CHAPMAN DONNA ANNE
353 TRANQUIL TRAIL CIR
YULEE, FL 32097

2025

50-3N-27-1004-0272-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

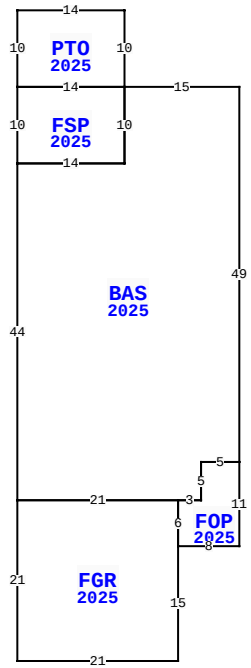
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,401	100	2025	1,401	252,656
FGR	441	55	2025	243	43,823
FOP	73	30	2025	22	3,967
FSP	140	40	2025	56	10,099
PTO	140	5	2025	7	1,262
TOTALS	2,195			1,729	311,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,729	136.6200	180.34	311,808	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1401 HX Base Yr 2025



353 TRANQUIL TRAIL CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,808
TOTAL MARKET OB/XF VALUE		8,450
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		405,258
SOH/AGL Deduction		0
ASSESSED VALUE		405,258
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		349,536
TOTAL JUST VALUE		405,258
NCON VALUE		320,258
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010880	ADDING A 15' X 10	5,091	09/23/2024
CO240009598	PRIVATE PROVIDER	267,781	08/19/2024
B240003053	PRIVATE PROVIDER	267,781	03/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2735/1108	8/28/2024	SW	Q	I	01	413,600

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BRASHIER JERRY WADE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,-5] W15 S10 W14 S44 E21 E3 N5 E5 N49 $
FGR=[YR=2025;ORIG=21,49] E21 S6 S15 W21 N21 $
FSP=[YR=2025;ORIG=21,-5] E14 S10 W14 N10 $
PTO=[YR=2025;ORIG=21,-15] E14 S10 W14 N10 $
FOP=[YR=2025;ORIG=50,44] W5 S5 W3 S6 E8 N11 $
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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	600.00	SF	10.00	10.00	100	2025	2024		100	6,000	
2	0911	SCRN RM A	0	100	14	10	140.00	SF	17.50	17.50	100	2025	2024		100	2,450	

LAND DESCRIPTION

TOTAL OB/XF 8,450

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	000134	C	RES POND	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS