

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

EBERLE ROY
313 TRANQUIL TRAIL CIRCLE
YULEE, FL 32097

2025

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



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 70			
Interior Floo	14	CARPET 30			
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	1,575	100	2025	1,575	247,959
FGR	504	55	2025	277	43,609
FOP	48	30	2025	14	2,204
FOP	150	30	2025	45	7,084
TOTALS	2,277			1,911	300,856

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,911	125.5478	165.72	316,691	2024	2024	5	0	0	95.00
1 SNGL FAM - 100% - 2025				Heated Area: 1575				HX Base Yr 2025			
15 10 10 15 FOP 2025 56 57 24 21 FGR 2025 6 6 8 9 FOP 2025 14 10 21 9 BAS 2025											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025

MLU
