LOT 317
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

PRATT BRUCE C & KHRISTINE V
385 TRANQUIL TRAIL CIR
YULEE, FL 32097

2025

50-3N-27-1004-0317-0000

BUILDING CHARACTERISTICS

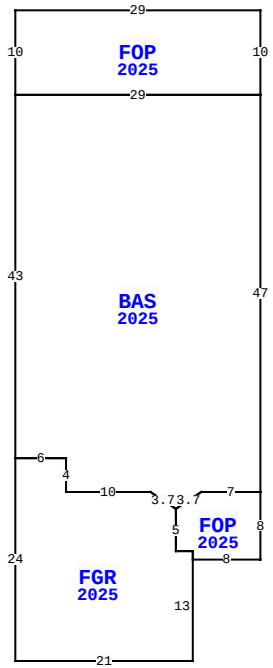
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,345	100	2025	1,345	229,484
FGR	427	55	2025	235	40,096
FOP	75	30	2025	22	3,754
FOP	290	30	2025	87	14,844
TOTALS	2,137			1,689	288,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,689	129.2600	170.62	288,177	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1345 HX Base Yr 2025



385 TRANQUIL TRAIL CIR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,177
TOTAL MARKET OB/XF VALUE		3,146
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		376,323
SOH/AGL Deduction		0
ASSESSED VALUE		376,323
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		325,601
TOTAL JUST VALUE		376,323
NCON VALUE		291,323
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001969	PRIVATE PROVIDER	261,971	02/16/2024
230011132	NEW SFR	261,971	08/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1711	2/28/2024	SW	Q	I	01	433,400

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: PRATT BRUCE C & KHR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,0] E29 S47 W7 D2L3 U2L3 W10 N4 W6 N43 $
FGR=[YR=2025;ORIG=40,43] E6 S4 E10 D2R3 S5 E2 S13 W21 N24 $
FOP=[YR=2025;ORIG=40,-10] E29 S10 W29 N10 $
FOP=[YR=2025;ORIG=62,47] E7 S8 W8 N1 W2 N5 U2R3 $
.

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	0811	CONCRETE B	0	100	0	0	605.00	SF	5.20	5.20	100	2025	2024		100	3,146	

LAND DESCRIPTION

TOTAL OB/XF 3,146

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