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

MCKINNEY SHARON DEE L/E/
441 TRANQUIL TRAIL CIR
YULEE, FL 32097

2025

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

BUILDING CHARACTERISTICS

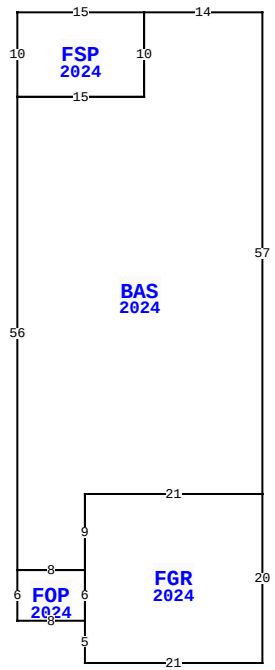
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	2024	1,575	262,427
FGR	420	55	2024	231	38,489
FOP	48	30	2024	14	2,333
FSP	150	40	2024	60	9,997
TOTALS	2,193			1,880	313,246

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	166.62	313,246	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	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,246
TOTAL MARKET OB/XF VALUE		6,170
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		404,416
SOH/AGL Deduction		15,664
ASSESSED VALUE		388,752
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		338,030
TOTAL JUST VALUE		404,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,796

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
2738/610	8/15/2024	SW	U	I	11	100
GRANTOR: MCKINNEY SHARON DEE						
GRANTEE: MCKINNEY ROSCOE III						
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	RES	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