LOT 346
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

MURRAY ROBERT JAMES & THERESA HEFNER
465 TRANQUIL TRAIL CIR
YULEE, FL 32097

2025

50-3N-27-1004-0346-0000

BUILDING CHARACTERISTICS

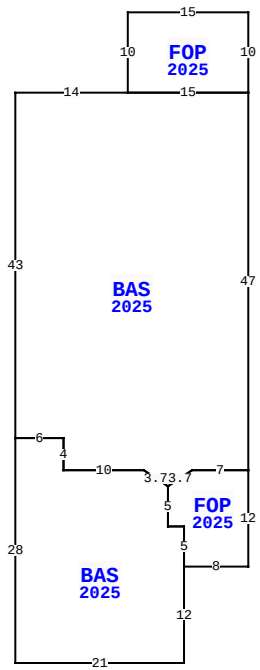
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	511	100	2025	511	83,165
BAS	1,345	100	2025	1,345	218,899
FOP	107	30	2025	32	5,208
FOP	150	30	2025	45	7,324
TOTALS	2,113			1,933	314,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,933	123.2938	162.75	314,596	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1856 HX Base Yr 2025



465 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		314,596
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		405,396
SOH/AGL Deduction		217,008
ASSESSED VALUE		188,388
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,666
TOTAL JUST VALUE		405,396
NCON VALUE		320,396
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001869	PRIVATE PROV INSP	267,622	02/15/2024
230008429	NEW SFR	267,622	06/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1140	2/22/2024	SW	Q	I	02	409,400

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: MURRAY ROBERT JAMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,-10] E14 E15 S47 W7 D2L3 U2L3 W10 N4 W6 N43 $
BAS=[YR=2025;ORIG=40,33] E6 S4 E10 D2R3 S5 E2 S5 S12 W21 N28 $
FOP=[YR=2025;ORIG=59,39] U2R3 E7 S12 W8 N5 W2 N5 $
FOP=[YR=2025;ORIG=54,-20] E15 S10 W15 N10 $
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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	580.00	SF	10.00	10.00	100	2025	2024		100	5,800	

LAND DESCRIPTION

TOTAL OB/XF 5,800

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