LOT 347
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

BROSTOWITZ MARK ANDREW & SUZAN JEAN
473 TRANQUIL TRAIL CIRCLE
YULEE, FL 32097

2025

50-3N-27-1004-0347-0000

BUILDING CHARACTERISTICS

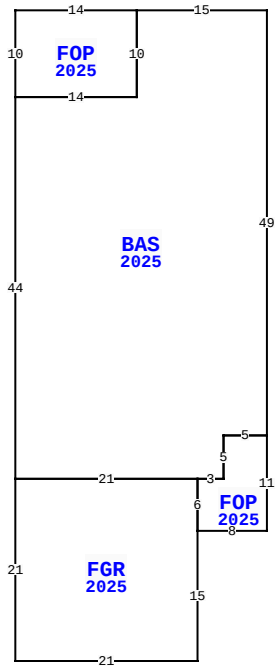
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	240,314
FGR	441	55	2025	243	41,682
FOP	73	30	2025	22	3,774
FOP	140	30	2025	42	7,204
TOTALS	2,055			1,708	292,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,708	129.9500	171.53	292,973	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 1401 HX Base Yr



473 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	292,973
TOTAL MARKET OB/XF VALUE	6,100
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	384,073
SOH/AGL Deduction	2,500
ASSESSED VALUE	381,573
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,573
TOTAL JUST VALUE	384,073
NCON VALUE	299,073
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012885	PRIVATE PROVIDER	271,151	11/15/2024
230008299	NEW SFR	271,151	06/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/564	4/28/2025	SW	Q	I	01	413,500

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BROSTOWITZ MARK AND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=110,-10] W15 S10 W14 S44 E21 E3 N5 E5 N49 $
FOP=[YR=2025;ORIG=81,-10] E14 S10 W14 N10 $
FOP=[YR=2025;ORIG=105,39] E5 S11 W8 N6 E3 N5 $
FGR=[YR=2025;ORIG=81,44] E21 S6 S15 W21 N21 $
.

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	0	0	0	610.00	SF	10.00	10.00	100	2025	2024		100	6,100	

LAND DESCRIPTION

TOTAL OB/XF 6,100

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	0		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