LOT 275
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

LANGLEY FAMILY REVOCABLE LIVING TRUST/LANGLEY SHEI
329 TRANQUIL TRAIL CIRCLE
YULEE, FL 32097

2026

50-3N-27-1004-0275-0000

BUILDING CHARACTERISTICS

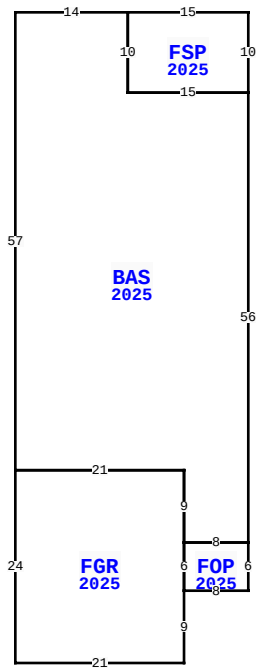
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	274,853
FGR	504	55	2025	277	48,339
FOP	48	30	2025	14	2,443
FSP	150	40	2025	60	10,471
TOTALS	2,277			1,926	336,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,926	125.5478	174.51	336,106	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 1575 HX Base Yr 2025



329 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		336,106
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		421,106
SOH/AGL Deduction		79,309
ASSESSED VALUE		341,797
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		285,386
TOTAL JUST VALUE		421,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003909	PRIVATE PROVIDER	301,112	04/05/2024
230011861	NEW SFR	301,112	09/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2708/821	4/24/2024	SW	Q	I	01	459,700

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: LANGLEY FAMILY REVO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,-10] E14 S10 E15 S56 W8 N9 W21 N57 $
FSP=[YR=2025;ORIG=29,-10] W15 S10 E15 N10 $
FOP=[YR=2025;ORIG=29,56] W8 S6 E8 N6 $
FGR=[YR=2025;ORIG=21,47] W21 S24 E21 N9 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 07/09/2026 BY SYS