LOT 276
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

WILKERSON LARRY
321 TRANQUIL TRAIL CIR
YULEE, FL 32097

2026

50-3N-27-1004-0276-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

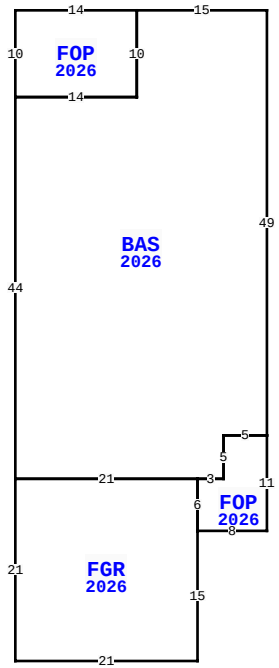
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,401	100	2026	1,401	251,718
FGR	441	55	2026	243	43,660
FOP	73	30	2026	22	3,953
FOP	140	30	2026	42	7,546
TOTALS	2,055			1,708	306,876

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	129.2600	179.67	306,876	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1401 HX Base Yr 2026



321 TRANQUIL TRAIL CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,876
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		391,876
SOH/AGL Deduction		0
ASSESSED VALUE		391,876
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		340,465
TOTAL JUST VALUE		391,876
NCON VALUE		306,876
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250008058	CO ISSUED		07/22/2025
B240009361	PRIVATE PROVIDER	267,781	08/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2805/853	7/29/2025	SW	Q	I	02	420,000

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: WILKERSON LARRY

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2026;ORIG=50,44] E21 S6 S15 W21 N21 $
FOP=[YR=2026;ORIG=74,39] E5 S11 W8 N6 E3 N5 $
FOP=[YR=2026;ORIG=50,-10] E14 S10 W14 N10 $
BAS=[YR=2026;ORIG=79,-10] W15 S10 W14 S44 E21 E3 N5 E5 N49 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/28/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS