LOT 295
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

AUSTBO KIM & KATRINA
476 TRANQUIL TRAIL CIR
YULEE, FL 32097

2026

50-3N-27-1004-0295-0000

BUILDING CHARACTERISTICS

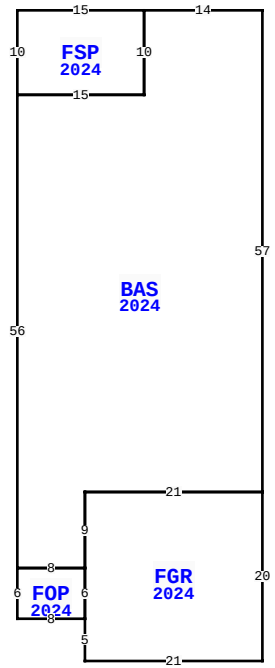
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	273,479
FGR	420	55	2024	231	40,110
FOP	48	30	2024	14	2,431
FSP	150	40	2024	60	10,419
TOTALS	2,193			1,880	326,439

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	125.5478	174.51	328,079	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2026 Heated Area: 1575 HX Base Yr



476 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		326,439
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		411,439
SOH/AGL Deduction		0
ASSESSED VALUE		411,439
TOTAL EXEMPTION VALUE	13	411,439
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		411,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010182	CO ISSUED		08/09/2023
230003103	NEW SFR	299,545	03/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1758	8/24/2023	SW	Q	I	01	427,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: AUSTBO KIM & KATRIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=55,-2] E15 N10 E14 S57 W21 S9 W8 N56 $
FGR=[YR=2024;ORIG=84,45] W21 S9 S6 S5 E21 N20 $
FSP=[YR=2024;ORIG=70,-12] W15 S10 E15 N10 $
FOP=[YR=2024;ORIG=63,54] W8 S6 E8 N6 $
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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

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