LOT 313
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

GROGG FAMILY REVOCABLE TRUST/GROGG CAROL S TRUSTEE
326 TRANQUIL TRAIL CIR
YULEE, FL 32097

2026

50-3N-27-1004-0313-0000

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	11	CLAY TILE 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

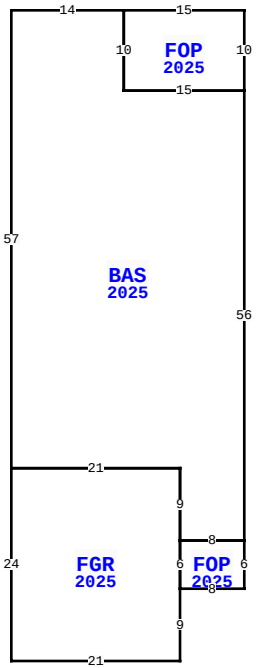
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	2025	1,575	303,471
FGR	504	55	2025	277	53,372
FOP	48	30	2025	14	2,698
FOP	150	30	2025	45	8,671
TOTALS	2,277			1,911	368,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,911	138.6210	192.68	368,211	2024	2024	0	0	0	0.00	100.00

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



326 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		368,211
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		453,211
SOH/AGL Deduction		84,721
ASSESSED VALUE		368,490
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		317,079
TOTAL JUST VALUE		453,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007361	NSFR SENIOR PRIVA	301,112	06/21/2024
B240000680	NSFR SENIOR PRIVA	301,112	01/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/262	7/10/2024	SW	Q	I	01	445,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: GROGG FAMILY REVOCA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,-12] E14 S10 E15 S56 W8 N9 W21 N57 $
FOP=[YR=2025;ORIG=29,-12] W15 S10 E15 N10 $
FOP=[YR=2025;ORIG=29,54] W8 S6 E8 N6 $
FGR=[YR=2025;ORIG=21,45] W21 S24 E21 N9 N6 N9 $
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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