

LOT 314
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

FAFARD BRUCE J & EUGENIA M
318 TRANQUIL TRAIL CIR
YULEE, FL 32097

2026

50-3N-27-1004-0314-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 70			
Interior Floor	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	1,348	100	2024	1,348	240,984
FGR	510	55	2024	280	50,056
FOP	74	30	2024	22	3,933
FOP	150	30	2024	45	8,045
TOTALS	2,082			1,695	303,018

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,695	129.2600	179.67	304,541	2023	2023	0	0	0.50	99.50
1 SNGL FAM		100% - 2024				Heated Area: 1348			HX Base Yr 2024		

The diagram is a site plan of a property. It features three main building footprints labeled in blue: 'FOP 2024' at the top, 'BAS 2024' in the center, and 'FGR 2024' at the bottom. The property is bounded by a line with various segments labeled with dimensions: 15, 10, 14, 15, 43, 47, 6, 4, 10, 4, 24, 2, 7, 8, 28, 16, and 21. The layout shows a large central rectangular area (BAS) with smaller structures (FOP and FGR) attached to its top and bottom edges respectively. The dimensions indicate a complex lot shape with multiple setbacks and building footprints.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025

MLU