LOT 315
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

ALBACH SCOTT C
401 TRANQUIL TRAIL CIR
YULEE, FL 32097

2026

50-3N-27-1004-0315-0000

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 100
Interior Floo	01	NONE 0
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

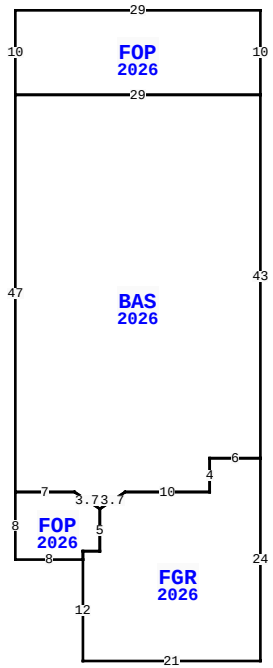
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	2026	1,345	242,947
FGR	427	55	2026	235	42,448
FOP	75	30	2026	22	3,974
FOP	290	30	2026	87	15,715
TOTALS	2,137			1,689	305,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,689	129.9500	180.63	305,084	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 1345 HX Base Yr



401 TRANQUIL TRAIL CIR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	305,084
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	390,084
SOH/AGL Deduction	0
ASSESSED VALUE	390,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	390,084
TOTAL JUST VALUE	390,084
NCON VALUE	305,084
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250008762			11/26/2025
B250008762	N SSF 503	267,799	08/06/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2872/1244	5/27/2026	SW	Q	I	01	379,500

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: ALBACH SCOTT C

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2026;ORIG=50,-20] E29 S10 W29 N10 $
FGR=[YR=2026;ORIG=79,57] N24 W6 S4 W10 D2L3 S5 W2 S1 S12 E21 $
FOP=[YR=2026;ORIG=57,37] W7 S8 E8 N1 E2 N5 U2L3 $
BAS=[YR=2026;ORIG=50,-10] E29 S43 W6 S4 W10 D2L3 U2L3 W7 N47 $
.

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	0		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 12/10/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS