LOT 344
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

PEARSON BRENDA REVOCABLE TRUST/PEARSON BRENDA TRUS
449 TRANQUIL TRAIL CIR
YULEE, FL 32097

2026

50-3N-27-1004-0344-0000

BUILDING CHARACTERISTICS

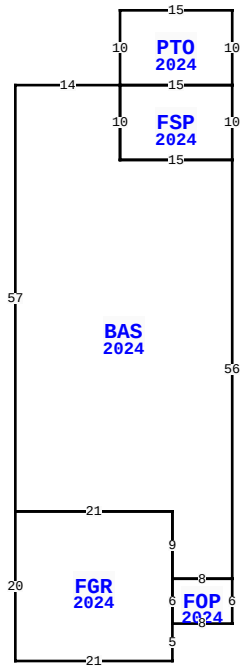
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	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
PTO	150	5	2024	8	1,389
TOTALS	2,343			1,888	327,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,888	125.5478	174.51	329,475	2023	2023	0	0	0	0.50	99.50

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



449 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		327,828
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		412,828
SOH/AGL Deduction		0
ASSESSED VALUE		412,828
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		356,417
TOTAL JUST VALUE		412,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003958	CO ISSUED		01/03/2024
230007726	NEW SFR	299,545	06/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2846/103	1/29/2026	SW	U	I	11	100
GRANTOR: PEARSON BRENDA J						
GRANTEE: PEARSON BRENDA REVO						
2699/1991	3/07/2024	SW	Q	I	01	445,500
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: PEARSON BRENDA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,0] W15 N10 W14 S57 E21 S9 E8 N56 $
FGR=[YR=2024;ORIG=91,47] E21 S9 S6 S5 W21 N20 $
FSP=[YR=2024;ORIG=105,-10] E15 S10 W15 N10 $
PTO=[YR=2024;ORIG=105,-20] E15 S10 W15 N10 $
FOP=[YR=2024;ORIG=112,56] E8 S6 W8 N6 $
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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 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS