

PT OF NW1/4 OF SEC 28-3N-25E
BEING PARCEL 2 IN OR 2339/323
ESMT'S IN 1146/1256,OR 1839/1613

TRIPP BRANDON WESLEY
54355 WILDLIFE WAY
CALLAHAN, FL 32011

2023

28-3N-25-0000-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5400	TIMBERLAND 90+
MAP NUM		MKT AREA
		05

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NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,732	100	2,732	299,947
FGR	1,209	55	665	73,010
FOP	34	30	10	1,098
FOP	187	30	56	6,149
FOP	344	30	103	11,309
STP	24	10	2	219
STP	64	10	6	659
STR	52	10	5	549
UUS	663	50	332	36,451
TOTALS	5,309		3,911	429,390

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W						
1	0500	FP - PRE FAB	0	100	0	0						
2	0810	CONCRETE A	0	100	14	14						

REVIEW DATE	04/30/2021	BY	KBA	Total Acres:	63.60	Total Land Value:	48,797	Market:	260,400	Agricultural:	12,672	Common:	36,125	PRINTED 08/02/2023 BY SYS
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MARKET ADJUSTMENTS											EYB	ECON	FNCT	NORM	% COND	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB					2021	2021	0	0	0.75	99.25
1 SNGL FAM - 100% - 2022											Heated Area: 2732			HX Base Yr 2022		
54355 WILDLIFE WAY, CALLAHAN											BLD DATE		LGL DATE		05/19/2023	MLU
											XF DATE		LAND DATE			
											INC DATE		AG DATE			

TOTAL OB/XF											4,774					
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				429,390	
TOTAL MARKET OB/XF VALUE				4,774	
TOTAL LAND VALUE - MARKET				296,525	
TOTAL MARKET VALUE				482,961	
SOH/AGL Deduction				18,445	
ASSESSED VALUE				464,516	
TOTAL EXEMPTION VALUE		HX HB CP		51,125	
BASE TAXABLE VALUE				413,391	
TOTAL JUST VALUE				730,689	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				438,716	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004429	CO ISSUED	0	05/27/2021
20004429	NEW CONSTR	419,794	05/22/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2339/0323	2/11/2020	WD	U	V	37
GRANTOR: BURNS ANDREW L					
GRANTEE: TRIPP BRANDON WESLE					
2248/1143	8/15/2018	WD	U	V	37
GRANTOR: HIGGINBOTHAM ALBERT L					
GRANTEE: BURNS ANDREW L					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2021] W18 STP=[YR=2021] N2 W32 S2 FOP=[YR=2021] S6 E13 S8 E19 N14 W32\$ E32\$ S14 W19 N8 W13 N6 W16 S16 W3 FOP=[YR=2021] W2 S17 FGR=[YR=2021] U1 L1 D25 L25 D12 R12 D1 L1 D9 R9 U27 R27 E1 N5 U13 L12 W7 U1 L1 W2\$ E2 N17\$ S17 R1 D1 E7 D13 R12 S5 E11 FOP=[YR=2021] S5 E7 STP=[YR=2021] S2 E12 N2 W12\$ E19 N5 W4 N3 W19 S3 W3\$ E3 N4 E19 S3 E13 N30 E3 N21\$ PTR=E20 UUS=[YR=2021] E38 S3 STR=[YR=2021] E6 S11 W4 N7 W2 N4\$ S4 E2 S7 W16 S9 W13 N9 W11 N14\$ W20\$.					