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

2024

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

BUILDING CHARACTERISTICS

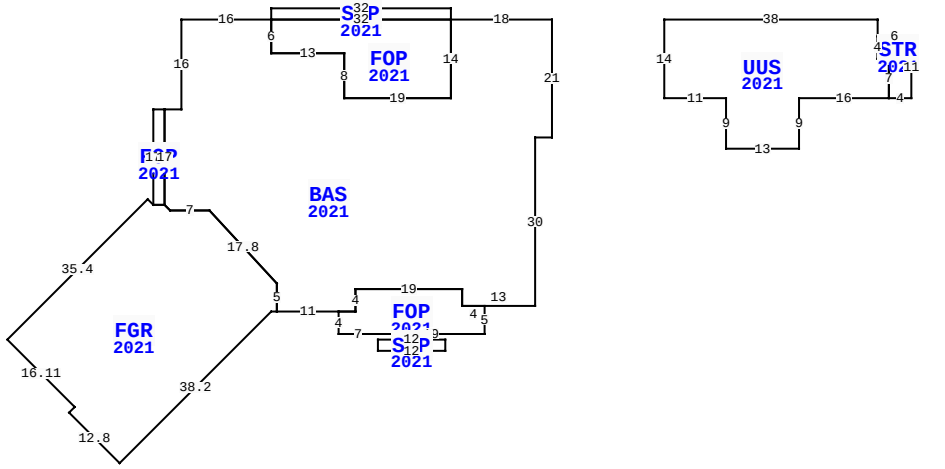
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5400	TIMBERLAND 90+
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,732	100	2,732	396,899
FGR	1,209	55	665	96,610
FOP	34	30	10	1,453
FOP	184	30	55	7,990
FOP	344	30	103	14,963
STP	24	10	2	291
STP	64	10	6	872
STR	52	10	5	726
UUS	663	50	332	48,232
TOTALS	5,306		3,910	568,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,910	98.3250	147.49	576,686	2021	2021	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2022 Heated Area: 2732 HX Base Yr 2022



54355 WILDLIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0810	CONCRETE A	0	100	14	14	196.00	SF	6.50	6.50	100	2021	2021	3	99	1,261	
3	0680	POLE SHED	0	100	50	24	1,200.00	SF	10.00	10.00	100	2024	2022		98	11,760	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		568,036
TOTAL MARKET OB/XF VALUE		16,486
TOTAL LAND VALUE - MARKET		296,525
TOTAL MARKET VALUE		633,495
SOH/AGL Deduction		143,521
ASSESSED VALUE		489,974
TOTAL EXEMPTION VALUE	HX HB CP	51,125
BASE TAXABLE VALUE		438,849
TOTAL JUST VALUE		881,047
NCON VALUE		11,760
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,689

ALSO OWNS ADJCNT (49.5AC) PRCL: 29-3N-25-0000-00

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	SALE PRICE
2339/0323	2/11/2020	WD	U	V	37	400,000
GRANTOR: BURNS ANDREW L						
GRANTEE: TRIPP BRANDON WESLE						
2248/1143	8/15/2018	WD	U	V	37	82,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: BURNS ANDREW L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W18 S14 W19 N8 W13 N6 W16 S16 W3 S17 D1R1 E7 D13R12 S5 E11 E3 N4 E19 S3 E13 N30 E3 N21 $
FGR=[YR=2021;ORIG=-71,33] U1L1 D25L25 D12R12 D1L1 D9R9 U27R27 E1 N5 U13L12 W7 U1L1 W2 $
UUS=[YR=2021;ORIG=20,0] E38 S3 S4 E2 S7 W16 S9 W13 N9 W11 N14 $
FOP=[YR=2021;ORIG=-50,0] S6 E13 S8 E19 N14 W32 $
FOP=[YR=2021;ORIG=-38,52] S4 E7 E19 N5 W4 N3 W19 S4 W3 $
STP=[YR=2021;ORIG=-18,0] N2 W32 S2 E32 $
STR=[YR=2021;ORIG=58,3] E6 S11 W4 N7 W2 N4 $
FOP=[YR=2021;ORIG=-69,16] W2 S17 E2 N17 $
STP=[YR=2021;ORIG=-31,57] S2 E12 N2 W12 $

LAND DESCRIPTION

TOTAL OB/XF 16,486

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	17.60	AC		1.00	1.00	1.00	730.00	730.00	12,848							
3	009606	C	CONSERVATION	0		OR	0.00	0.00	45.00	AC		1.00	1.00	1.00	25.00	25.00	1,125							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	18.60	AC		1.00	1.00	1.00	14,000.00	14,000.00	260,400							

REVIEW DATE 04/30/2021 BY KWA Total Acres: 63.60 Total Land Value: 48,973 Market: 260,400 Agricultural: 12,848 Common: 36,125 PRINTED 08/06/2024 BY SYS