

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 LIVING TRUST/TRIPP BRANDON WESLEY TRUSTEE
54355 WILDLIFE WAY
CALLAHAN, FL 32011

2025

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



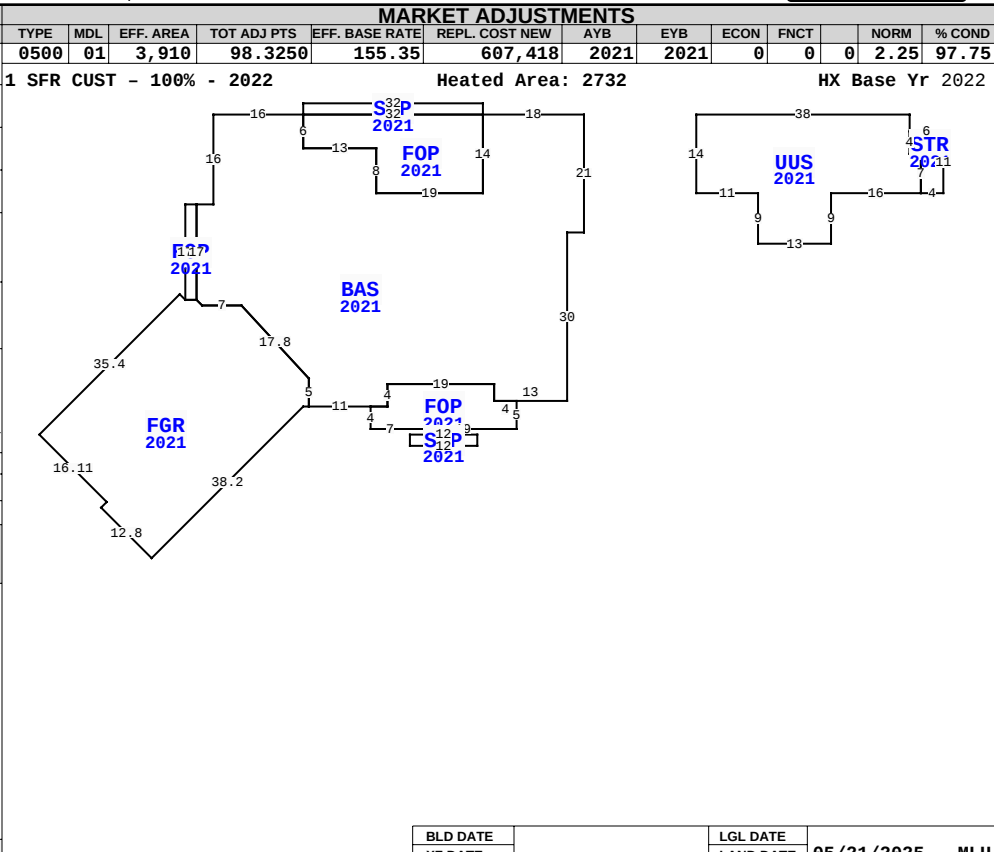
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	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
NEIGHBORHOOD/LOC			5001.00	05

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,732	100	2021	2,732	414,867
FGR	1,209	55	2021	665	100,984
FOP	34	30	2021	10	1,519
FOP	184	30	2021	55	8,352
FOP	344	30	2021	103	15,641
STP	24	10	2021	2	304
STP	64	10	2021	6	911
STR	52	10	2021	5	760
UUS	663	50	2021	332	50,416
TOTALS	5,306			3,910	593,751

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	14	14	196.00	SF	6.50
3	0680	POLE SHED	0	100	50	24	1,200.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	17.60
3	009600	C	CONSERVATION	0		OR	0.00	0.00	45.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.60



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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					593,751				
TOTAL MARKET OB/XF VALUE					16,126				
TOTAL LAND VALUE - MARKET					319,200				
TOTAL MARKET VALUE					671,433				
SOH/AGL Deduction					168,335				
ASSESSED VALUE					503,098				
TOTAL EXEMPTION VALUE					60,222				
BASE TAXABLE VALUE					442,876				
TOTAL JUST VALUE					929,077				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					881,047				

ALSO OWNS ADJCNT (49.5AC) PRCL 29-3N-25-0000-000									

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2787/1776	5/14/2025	QC	U	I	11	100	
GRANTOR: TRIPP BRANDON WESLEY							
GRANTEE: TRIPP LIVING TRUST							
2339/0323	2/11/2020	WD	U	V	37	400,000	
GRANTOR: BURNS ANDREW L							
GRANTEE: TRIPP BRANDON WESLEY							

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 \$									