

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

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

NASSAU COUNTY PROPERTY					PAGE 1 of 1	
VALUATION SUMMARY						
VALUATION BY					STANDARD	
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE					619, 044	
TOTAL MARKET OB/XF VALUE					14, 625	
TOTAL LAND VALUE - MARKET					209, 100	
TOTAL MARKET VALUE					743, 793	
SOH/AGL Deduction					0	
ASSESSED VALUE					743, 793	
TOTAL EXEMPTION VALUE		13			743, 793	
BASE TAXABLE VALUE					0	
TOTAL JUST VALUE					842, 769	
NCON VALUE					0	
INCOME VALUE						
PREVIOUS YEAR MKT VALUE					929, 077	
ALSO OWNS ADJCNT (49.5AC) PRCL 29-3N-25-0000-000						
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
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 WESLE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2021;ORIG=0,0] W18 S14 W19 N8 W13 N6 W16 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 ALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
11, 000						
88, 000						
4, 500						
6, 624						
105, 600						
Common: 103, 500		PRINTED 07/09/2026 BY SYS				