LOTS 6 & 5
BRANCH CREEK PB 7/343

ARNOLD MICHAEL R & MICHELE M
45049 WEAVER CIRCLE
CALLAHAN, FL 32011

2023

32-2N-25-019B-0006-0000

BUILDING CHARACTERISTICS

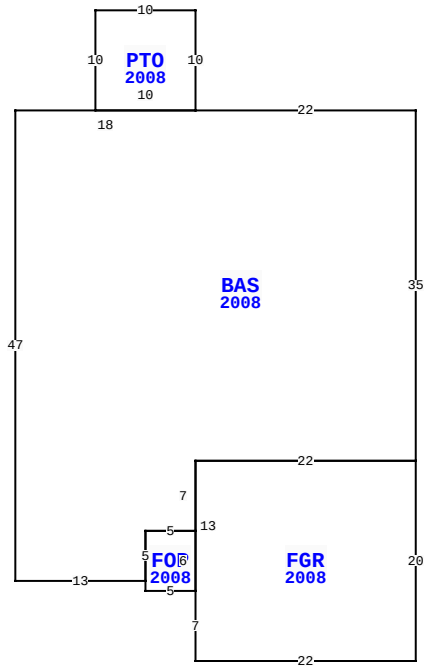
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1,591	183,925
FGR	440	55	242	27,976
FOP	30	30	9	1,041
PTO	100	5	5	578
TOTALS	2,161		1,847	213,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,847	104.1200	123.64	228,363	2008	2008	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2009 Heated Area: 1591 HX Base Yr 2009



45049 WEAVER CIR, CALLAHAN

BLD DATE	04/23/2008 JW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		213,519
TOTAL MARKET OB/XF VALUE		4,820
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		298,339
SOH/AGL Deduction		143,827
ASSESSED VALUE		154,512
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,512
TOTAL JUST VALUE		298,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2477/1604	7/02/2021	QC	U	I	11	100
GRANTOR: ARNOLD MICHAEL R						
GRANTEE: ARNOLD MICHAEL R &						
1990/1142	6/17/2015	WD	Q	V	02	24,000
GRANTOR: BRANCH CREEK LLC						
GRANTEE: ARNOLD MICHAEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 PTO=[YR=2008] N10 W10 S10 E10 $ W18 S47 E13 FOP=[YR=2008] S1 E5 FGR=[YR=2008] S7 E22 N20 W22 S13 $ N6 W5 S5 $ N5 E5 N7 E22 N35 $.

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	0810	CONCRETE A	0	100	0	0	715.00	SF	6.50	6.50	100	2008	2008	3	90	4,183	
2	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	2018	2018	3	98	637	

LAND DESCRIPTION

TOTAL OB/XF 4,820

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	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
2	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 11/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS