

WIGGINS WAYNE D JR
45117 WEAVER CIR
CALLAHAN, FL 32011

32-2N-25-019B-0013-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20 FACE BRICK 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 60
08 SHT VINYL 40
03 CENTRAL 100
04 AIR DUCTED 100

3 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100
00 NONE 100

Quality02 Quality Level 02
DOR CODE0100 SINGLE FAMILY
MAP NUMMKT AREA07
NEIGHBORHOOD/LOC7004.00

TOTALS

2,2541,890221,224

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,890102.4100121.61229,84320172017003.7596.25

1 SNGL FAM - 100% - 2018Heated Area: 1574HX Base Yr 2018

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE221,224
TOTAL MARKET OB/XF VALUE4,287
TOTAL LAND VALUE - MARKET40,000
TOTAL MARKET VALUE265,511
SOH/AGL Deduction96,469
ASSESSED VALUE169,042
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE119,042
TOTAL JUST VALUE265,511
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE219,699

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2111/04353/31/2017WDQI01164,900

GRANTOR: KENNETH L GREENE CONT
GRANTEE: WIGGINS WAYNE D JR
1996/00548/07/2015WDUV11100
GRANTOR: BRANCH CREEK LLC
GRANTEE: KENNETH L GREENE CO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W20 USP=[YR=2017] N10 W20 S10 E20\$ W20 S47 E13 FOP=[YR=2017] S1 E6 FGR=[YR=2017] S7 E21 N21 W22 S8 E1 S6\$ N6 W5 S5 W1\$ E1 N5 E4 N8 E22 N34\$.

LAND DESCRIPTION

TOTAL OB/XF4,287

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHF ACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000003PUD0.000.001.00UT1.001.001.0040,000.0040,000.0040,000

EXTRA FEATURES

45117 WEAVER CIR, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01000680.00SF6.506.50100201720173974,287

REVIEW DATE11/08/2017BYKBTotal Acres: 0.00Total Land Value: 40,000Market: 0Agricultural: 0Common: 40,000PRINTED 08/02/2023 BY SYS