LOT 16
BRANCH CREEK PB 7/343

ELIZABETH ASHLEY/
45139 WEAVER CIRCLE
CALLAHAN, FL 32011

2023

32-2N-25-019B-0016-0000

BUILDING CHARACTERISTICS

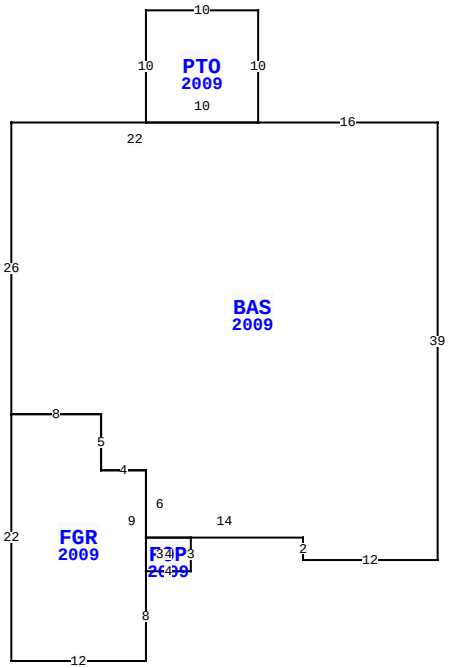
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,318	100	1,318	156,958
FGR	244	55	134	15,957
FOP	12	30	4	477
PTO	100	5	5	595
TOTALS	1,674		1,461	173,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,461	106.6869	126.69	185,094	2009	2009	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2019 Heated Area: 1318 HX Base Yr 2019



45139 WEAVER CIR, CALLAHAN

BLD DATE		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		173,988
TOTAL MARKET OB/XF VALUE		5,335
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		219,323
SOH/AGL Deduction		81,575
ASSESSED VALUE		137,748
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,748
TOTAL JUST VALUE		219,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	11/27/2017	CN	Q	I	02	160,000
GRANTOR: STANWICH MORTGAGE LOA						
GRANTEE: ELIZABETH ASHLEY						
2106/0799	3/13/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: STANWICH MORTGAGE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 PTO=[YR=2009] N10 W10 S10 E10$ W22 S26
FGR=[YR=2009] S22 E12 N8 FOP=[YR=2009] E4 N3 W4 S3$ N9 W4 N5 W8$ E8 S5 E4 S6 E14 S2 E12 N39$.

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	42.00	SF	6.50	6.50	100	2009	2009	3	91	248	
2	0810	CONCRETE A	0	100	0	0	860.00	SF	6.50	6.50	100	2009	2009	3	91	5,087	

LAND DESCRIPTION

TOTAL OB/XF 5,335

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							

REVIEW DATE 11/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS