LOT 18
BRANCH CREEK PB 7/343

MIZELL DEVIN & ERICA
45167 WEAVER CIR
CALLAHAN, FL 32011

2023

32-2N-25-019B-0018-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

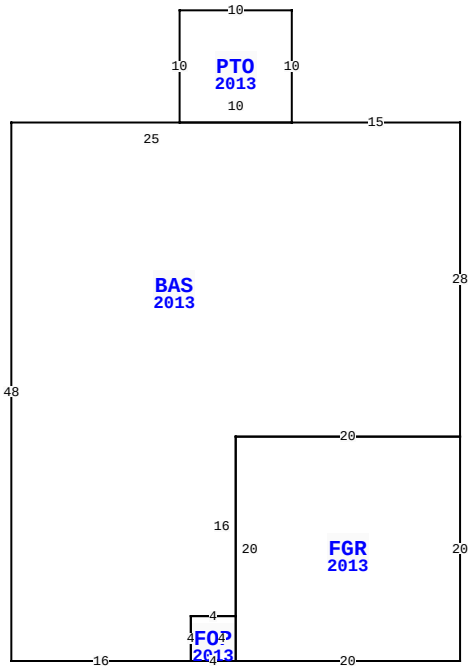
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	180,798
FGR	400	55	220	26,446
FOP	16	30	5	601
PTO	100	5	5	601
TOTALS	2,020		1,734	208,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,734	105.4500	125.22	217,131	2013	2013	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2022 Heated Area: 1504 HX Base Yr 2022



45167 WEAVER CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		208,446
TOTAL MARKET OB/XF VALUE		8,610
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		257,056
SOH/AGL Deduction		39,177
ASSESSED VALUE		217,879
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,879
TOTAL JUST VALUE		257,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0147	12/22/2021	WD	Q	I	02	280,000
GRANTOR: GUSMAN KATHERINE A &						
GRANTEE: MIZELL DEVIN & ERIC						
2129/0171	6/23/2017	WD	Q	I	01	179,000
GRANTOR: DRIVER MICHAEL J & LE						
GRANTEE: GUSMAN KATHERINE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 PTO=[YR=2013] N10 W10 S10 E10$ W25 S48 E16 FOP=[YR=2013] E4 FGR=[YR=2013] E20 N20 W20 S20$ N4 W4 S4$ N4 E4 N16 E20 N28$.

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	552.00	SF	6.50	6.50	100	2013	2013	3	95	3,409	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2014	2014	3	89	4,614	
3	0479	VF PICKET	0	100	0	0	66.00	LF	10.00	10.00	100	2014	2014	3	89	587	

LAND DESCRIPTION

TOTAL OB/XF 8,610

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 09/20/2021 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS