

PEARSON LISA A & RONALD D/DAVIS MICHAEL TODD
45183 WEAVER CIRCLE
CALLAHAN, FL 32011

32-2N-25-019B-0020-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																								
ELEMENT	CD	20	03	01	1,871	103.7134	123.16	230,432	2009	2009	0	0	9.75	90.25	1																													
Exterior Wall	20	FACE BRICK 100													1 SNGL FAM - 0% - 2023										Heated Area: 1580										HX Base Yr									
Roof Structur	03	GABLE/HIP 100																																										
Roof Cover	03	COMP SHNGL 100																																										
Interior Wall	05	DRYWALL 100																																										
Interior Floo	13	LVT/LAMNT 70																																										
Interior Floo	14	CARPET 30																																										
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	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	1,580	100	1,580	175,620																																								
FGR	477	55	262	29,122																																								
FOP	30	30	9	1,000																																								
PTO	400	5	20	2,223																																								
TOTALS		2,487		1,871		207,965																																						
EXTRA FEATURES				45183 WEAVER CIR, CALLAHAN																																								
L N	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	0	0	0	632.00	SF	6.50		6.50	100	2009	2009	3	91	3,738																											
LAND DESCRIPTION																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		0	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 05/02/2018 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																																												