LOT 21
IN OR 2073/1032
BRANCH CREEK PB 7/343

JONES DEANNA
45197 WEAVER CIR
CALLAHAN, FL 32011

**2023**

**32-2N-25-019B-0021-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

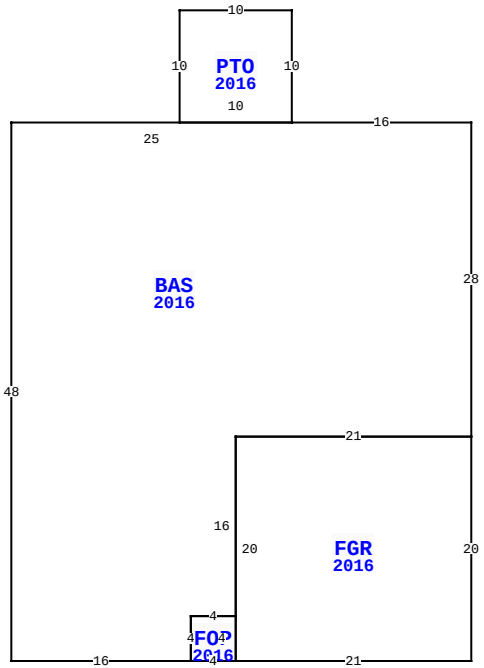
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 1,532 | 100 | 1,532 | 181,551 |
| FGR | 420 | 55 | 231 | 27,375 |
| FOP | 16 | 30 | 5 | 592 |
| PTO | 100 | 5 | 5 | 592 |
| TOTALS | 2,068 | | 1,773 | 210,111 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,773 | 104.5000 | 124.09 | 220,012 | 2016 | 2016 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SNGL FAM – 100% - 2017 Heated Area: 1532 HX Base Yr 2017




45197 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 | | 210,111 |
| TOTAL MARKET OB/XF VALUE | | 4,054 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 254,165 |
| SOH/AGL Deduction | | 107,347 |
| ASSESSED VALUE | | 146,818 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 96,818 |
| TOTAL JUST VALUE | | 254,165 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 210,659 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4017 | NEW CONSTR | 0 | 02/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2073/1032 | 9/16/2016 | WD | Q | I | 01 | 150,000 |
| GRANTOR: KENNETH L GREENE CONT | | | | | | |
| GRANTEE: JONES DEANNA | | | | | | |
| 1996/0054 | 8/07/2015 | WD | U | V | 11 | 100 |
| GRANTOR: BRANCH CREEK LLC | | | | | | |
| GRANTEE: KENNETH L GREENE CO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W16 PTO=[YR=2016] N10 W10 S10 E10$ W25 S48 E16 FOP=[YR=2016] E4 FGR=[YR=2016] E21 N20 W21 S20$ N4 W4 S4$ N4 E4 N16 E21 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 | 643.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 4,054 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,054

| 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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS