



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
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

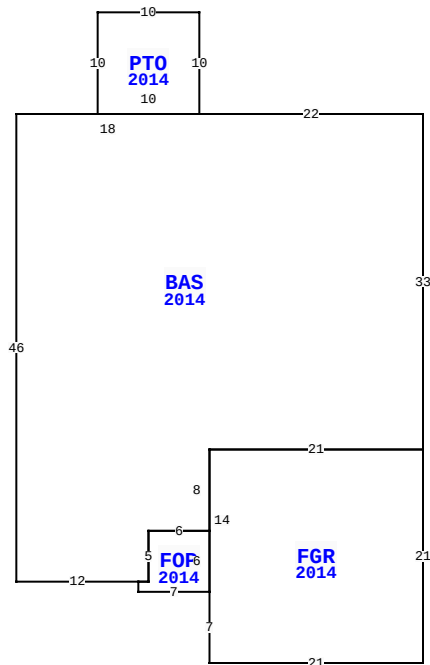
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1,537	179,282
FGR	441	55	243	28,345
FOP	37	30	11	1,283
PTO	100	5	5	583

TOTALS	2,115		1,796	209,494
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	667.00	SF	6.50	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,796	104.5000	124.09	222,866	2014	2014	0	0	6.00	94.00	
1 SNGL FAM - 100% - 2021 Heated Area: 1537 HX Base Yr 2021												



45281 WEAVER CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			209,494
TOTAL MARKET OB/XF VALUE			4,119
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			253,613
SOH/AGL Deduction			52,087
ASSESSED VALUE			201,526
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			151,526
TOTAL JUST VALUE			253,613
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			210,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3821	NEW CONSTR	74,702	11/22/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2342/1079	2/27/2020	WD Q	Q	I	01	212,000
GRANTOR: SCHNEIDER JENIFER C &						
GRANTEE: WILLIAMS CARRIGEN						
2013/0395	10/29/2015	WD Q	Q	I	01	149,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: SCHNEIDER JENIFER C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W22 PT0=[YR=2014] N10 W10 S10 E10\$ W18 S46 E12 FOP=[YR=2014] S1 E7 FGR=[YR=2014] S7 E21 N21 W21 S14\$ N6 W6 S5 W1\$ E1 N5 E6 N8 E21 N33\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00