LOT 32
IN OR 1857/30
BRANCH CREEK PB 7/343

CREWS MELISSA D
45287 WEAVER CIRCLE
CALLAHAN, FL 32011

2023

32-2N-25-019B-0032-0000

BUILDING CHARACTERISTICS

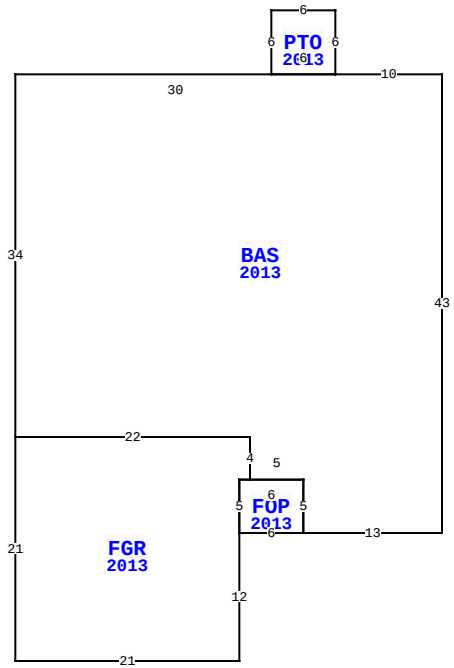
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,497	100	1,497	174,801
FGR	445	55	245	28,608
FOP	30	30	9	1,051
PTO	36	5	2	233
TOTALS	2,008		1,753	204,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,753	105.4500	125.22	219,511	2013	2013	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2014 Heated Area: 1497 HX Base Yr 2014



45287 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		204,694
TOTAL MARKET OB/XF VALUE		6,791
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		251,485
SOH/AGL Deduction		129,187
ASSESSED VALUE		122,298
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,298
TOTAL JUST VALUE		251,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1857/0030	5/14/2013	WD	Q	I	01	145,000

GRANTOR: BRANCH CREEK LLC
GRANTEE: CREWS MELISSA D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W10 PTO=[YR=2013] N6 W6 S6 E6$ W30 S34
FGR=[YR=2013] S21 E21 N12 FOP=[YR=2013] E6 N5 W6 S5$ N5 E1 N4 W22$ E22 S4 E5 S5 E13 N43$.

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	606.00	SF	6.50	6.50	100	2013	2013	3	95	3,742	
2	0476	VF 6 SBPL	0	100	0	0	92.00	LF	32.00	32.00	100	2017	2017	3	94	2,767	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 6,791

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 05/02/2018 BY KBX Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS