LOT 34
IN OR 1897/1868
BRANCH CREEK PB 7/343

WINKELS YESNY S
44959 GREEN MEADOWS LN
CALLAHAN, FL 32011

**2023**

**32-2N-25-019B-0034-0000**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

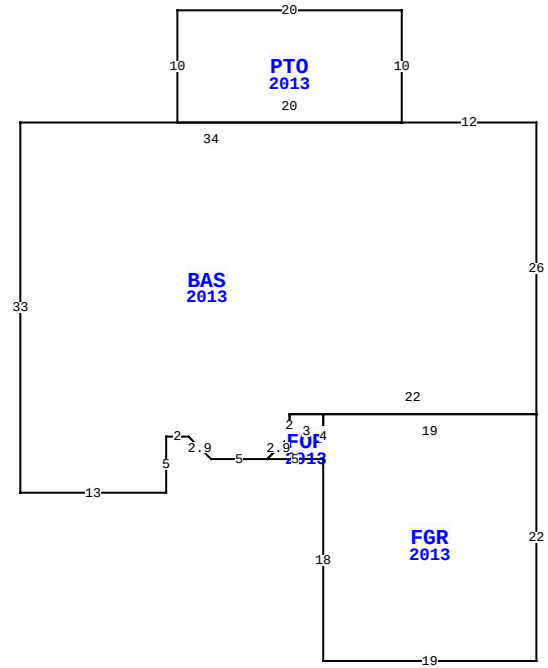
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 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 | 1,323 | 100 | 1,323 | 158,999 |
| FGR | 418 | 55 | 230 | 27,641 |
| FOP | 14 | 30 | 4 | 481 |
| PTO | 200 | 5 | 10 | 1,202 |
| TOTALS | 1,955 | | 1,567 | 188,323 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,567 | 108.5280 | 128.88 | 201,955 | 2013 | 2013 | 0 | 0 | 0 | 6.75 | 93.25 |

1 SNGL FAM – 0% - 0 Heated Area: 1323 HX Base Yr




45299 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 | 188,323 |
| TOTAL MARKET OB/XF VALUE | 4,242 |
| TOTAL LAND VALUE - MARKET | 40,000 |
| TOTAL MARKET VALUE | 232,565 |
| SOH/AGL Deduction | 50,077 |
| ASSESSED VALUE | 182,488 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 182,488 |
| TOTAL JUST VALUE | 232,565 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 193,241 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327145 | CO ISSUED | 0 | 02/13/2014 |
| B3812 | NEW CONSTR | 62,881 | 10/08/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1897/1868 | 1/09/2014 | WD | Q | I | 01 | 114,000 |

GRANTOR: BRANCH CREEK LLC

GRANTEE: WINKELS YESNY S

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W12 PTO=[YR=2013] N10 W20 S10 E20$ W34 S33 E13 N5 E2 R2 D2 E5 FOP=[YR=2013] E5 FGR=[YR=2013] S18 E19 N22 W19 S4$ N4 W3 S2 D2 L2 $ R2 U2 N2 E22 N26$.

## 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 | 0 | 0 | 0 | 687.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 95 | 4,242 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,242

| 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 | 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 11/13/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS