

LOT 36
IN OR 1919/1729
BRANCH CREEK PB 7/343

NELMS JOHNNY L III & AMBER R
45313 WEAVER CIR
CALLAHAN, FL 32011

2023

32-2N-25-019B-0036-0000



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	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	

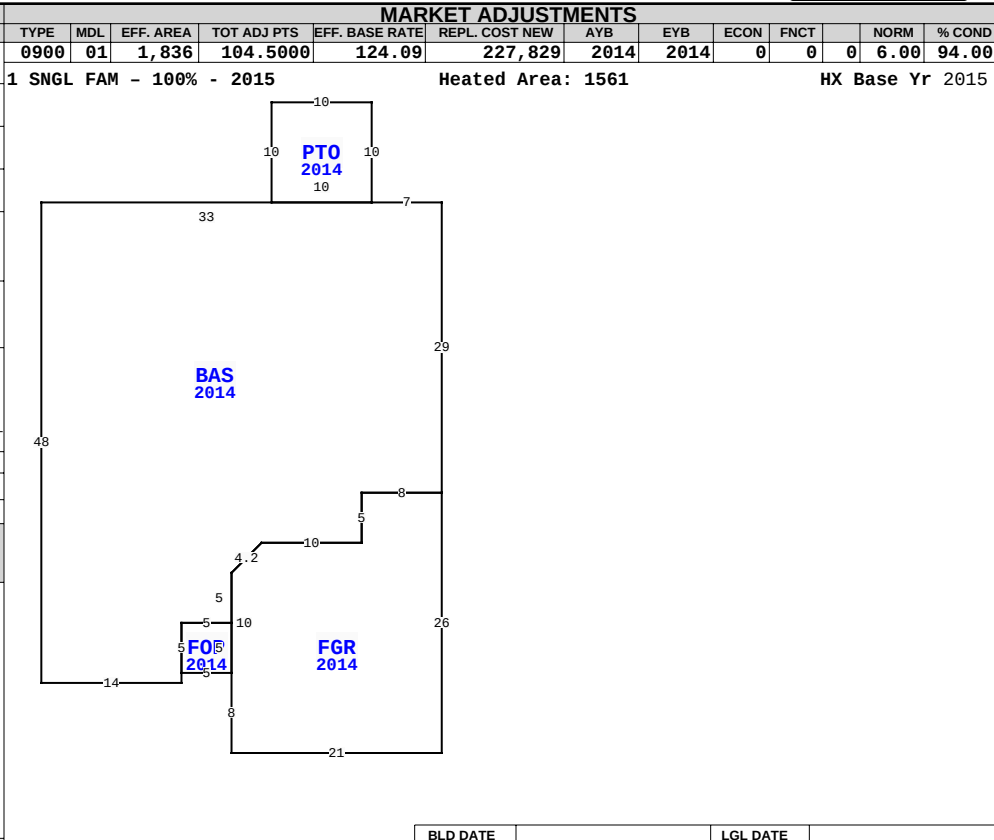
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100	1,561	182,082
FGR	477	55	262	30,561
FOP	25	30	8	933
PTO	100	5	5	583

TOTALS	2,163		1,836	214,159
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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	

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

REVIEW DATE 11/12/2019 BY KBA



45313 WEAVER CIR, CALLAHAN

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

TOTAL OB/XF									
4,119									

Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	214,159		
TOTAL MARKET OB/XF VALUE	4,119		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	258,278		
SOH/AGL Deduction	123,699		
ASSESSED VALUE	134,579		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	84,579		
TOTAL JUST VALUE	258,278		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	213,982		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3819	NEW CONSTR	80,000	11/14/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1919/1729	5/22/2014	WD Q	Q	I	01
GRANTOR: BRANCH CREEK LLC					
GRANTEE: NELMS JOHNNY L III					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2014] W7 PTO=[YR=2014] N10 W10 S10 E10\$ W33 S48 E14					
N1 FOP=[YR=2014] E5 FGR=[YR=2014] S8 E21 N26 W8 S5 W10 D3 L3					
S10\$ N5 W5 S5\$ N5 E5 N5 U3 R3 E10 N5 E8 N29\$.					

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