

LOT 51
BRANCH CREEK PB 7/343

HANES BARBARA ANN/
45144 WEAVER CIRCLE
CALLAHAN, FL 32011

2023

32-2N-25-019B-0051-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1														
Exterior Wall	20	FACE BRICK 100	0900	01	2,355	100.5480	119.40	281,187	2011	2011	0	0	0	8.25	91.75	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021													Heated Area: 1830														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021														
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	1,830	100	1,830	200,476																										
FGR	896	55	493	54,008																										
FOP	39	30	12	1,315																										
FOP	60	30	18	1,972																										
PTO	50	5	2	219																										
TOTALS			2,875	2,355	257,989																									
EXTRA FEATURES			45144 WEAVER CIR, CALLAHAN																											
L N	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	895.00	SF	6.50	6.50	100	2011	2011	3	93	5,410															
BLD DATE																														
XF DATE																														
INC DATE																														
LGL DATE																														
LAND DATE																														
AG DATE																														
BUILDING NOTES																														
BUILDING DIMENSIONS																														
BAS2011=W13 PT02011=N10 W5																														
FOP2011=W6 S10 E6 N10\$ S10 E5\$																														
W11 N10 W21S54 E16 FOP2011=S4																														
E6 FGR2011=S13 E28 N32 W28 S19																														
\$N7 W5 S3 W1\$ E1 N3 E5 N12 E23																														
N29\$.																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000													
REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																														