LOT 53
BRANCH CREEK PB 7/343

HIGGINBOTHAM KIMBERELY E
45218 WEAVER CIRCLE
CALLAHAN, FL 32011

2023

32-2N-25-019B-0053-0000

BUILDING CHARACTERISTICS

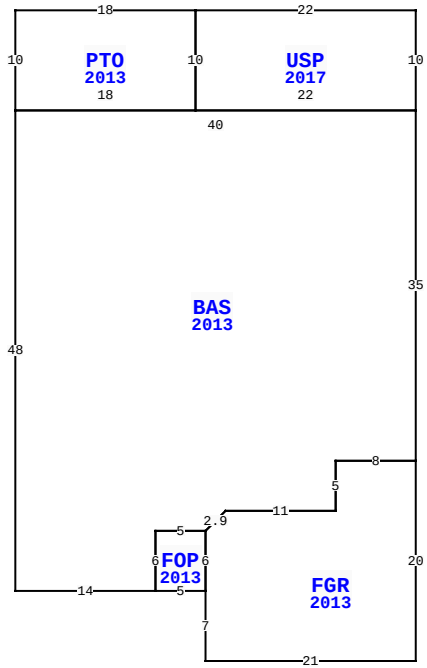
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,684	100	1,684	189,241
FGR	353	55	194	21,801
FOP	30	30	9	1,012
PTO	180	5	9	1,012
USP	220	30	66	7,417
TOTALS	2,467		1,962	220,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,962	101.4790	120.51	236,441	2013	2013	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2014 Heated Area: 1684 HX Base Yr 2014



45218 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		220,481
TOTAL MARKET OB/XF VALUE		3,668
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		264,149
SOH/AGL Deduction		134,971
ASSESSED VALUE		129,178
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,178
TOTAL JUST VALUE		264,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/0845	6/28/2021	WD	U	I	11	100
GRANTOR: SOMERS KIMBERLY E M/K						
GRANTEE: HIGGINBOTHAM KIMBER						
1856/0784	5/03/2013	WD	Q	I	02	147,100
GRANTOR: BRANCH CREEK LLC						
GRANTEE: SOMERS KIMBERELY E						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2017] W22 PTO=[YR=2013] W18 S10 BAS=[YR=2013] S48 E14 FOP=[YR=2013] E5 FGR=[YR=2013] S7 E21 N20 W8 S5 W11 D2 L2 S6$ N6 W5S6$ N6 E5 U2 R2 E11 N5 E8 N35 W40$ E18 N10 $ S10 E22 N10$.

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	594.00	SF	6.50	6.50	100	2013	2013	3	95	3,668	

LAND DESCRIPTION

TOTAL OB/XF 3,668

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