

LOT 8
IN OR 2167/372
BRANCH CREEK PB 7/343

LI HUA YU & LE DUAN
45069 WEAVER CIRCLE
CALLAHAN, FL 32011

2024

32-2N-25-019B-0008-0000



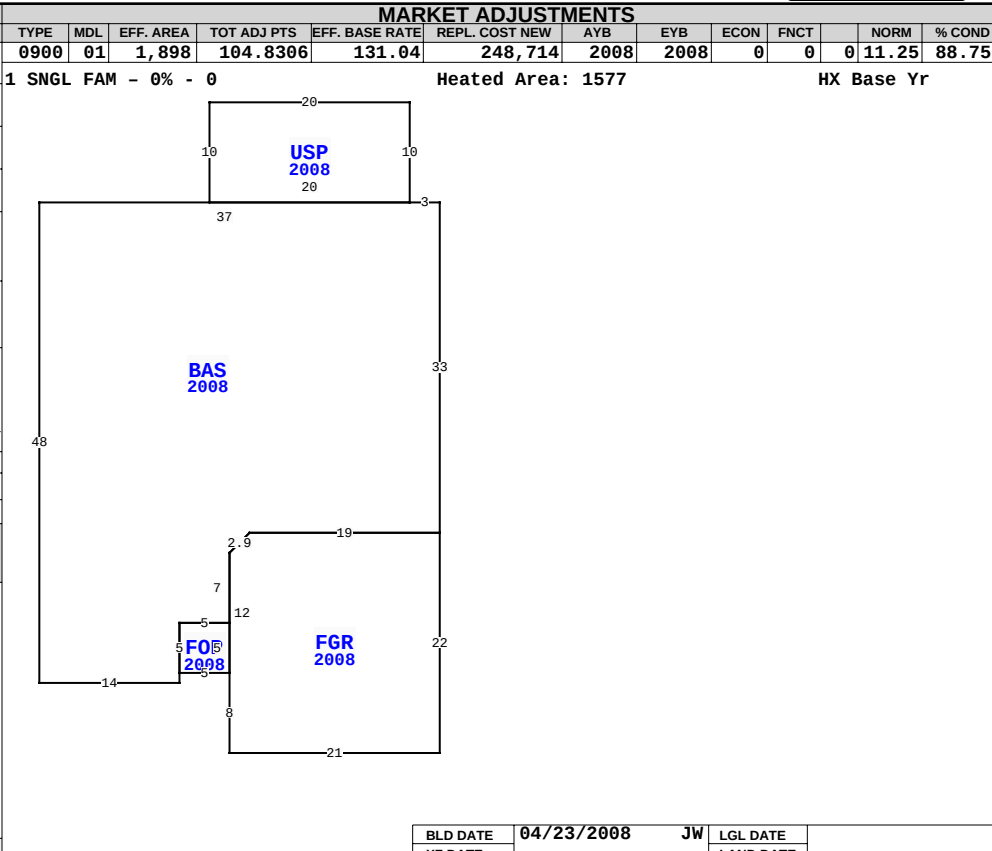
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,577	100	1,577	183,402
FGR	460	55	253	29,423
FOP	25	30	8	930
USP	200	30	60	6,978
TOTALS	2,262		1,898	220,734

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	0	0	0	649.00	SF	5.20	5.20	100	2008	2008

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	0	0003	RL	0.00	0.00	1.00	UT		1.00	1.00



45069 WEAVER CIR, CALLAHAN	BLD DATE 04/23/2008	JW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	220,734		
TOTAL MARKET OB/XF VALUE	3,004		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	263,738		
SOH/AGL Deduction	42,625		
ASSESSED VALUE	221,113		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	221,113		
TOTAL JUST VALUE	263,738		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	254,509		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/0372	12/13/2017	WD	Q	I	01	165,000
GRANTOR: WOMACK ROCKY L & NICH						
GRANTEE: LI HUA YU & LE DUAN						
1599/0433	12/23/2008	WD	Q	I	01	175,000
GRANTOR: BRANCH CREEK LLC						
GRANTEE: WOMACK ROCKY L						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2008] W3 USP=[YR=2008] N10 W20 S10 E20 \$ W37 S48 E14 N1 FOP=[YR=2008] E5 FGR=[YR=2008] S8 E21 N22 W19 D2 L2 S12 \$ N5 W5 S5 \$ N5 E5 N7 U2 R2 E19 N33 \$.													