

LOT 9
IN OR 2159/1269
BRANCH CREEK PB 7/343

BRADDOCK DOLORES M
45079 WEAVER CIRCLE
CALLAHAN, FL 32011

2024

32-2N-25-019B-0009-0000



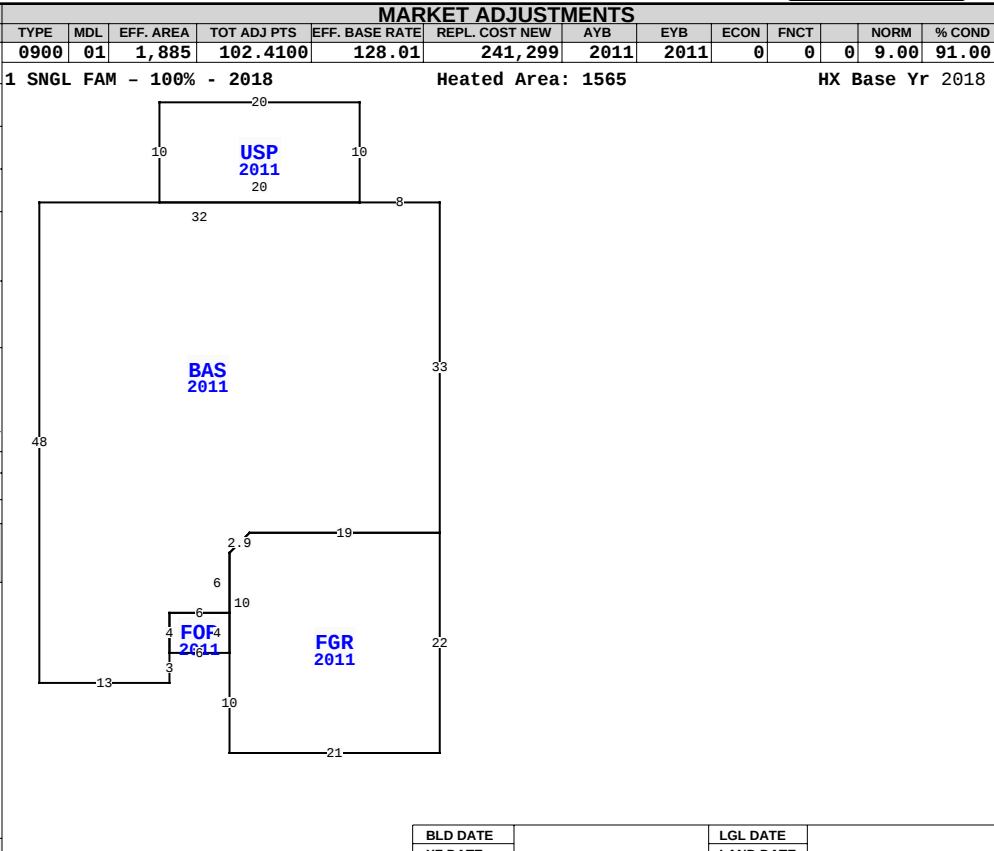
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,565	100	1,565	182,306
FGR	460	55	253	29,472
FOP	24	30	7	815
USP	200	30	60	6,990
TOTALS	2,249		1,885	219,582

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0810	CONCRETE A	0 100	0	0	636.00	SF	6.50	6.50	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RL	0.00	0.00	1.00	UT	



45079 WEAVER CIR, CALLAHAN	BLD DATE		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	219,582		
TOTAL MARKET OB/XF VALUE	3,803		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	263,385		
SOH/AGL Deduction	96,719		
ASSESSED VALUE	166,666		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	111,666		
TOTAL JUST VALUE	263,385		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	254,168		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2159/1269	11/21/2017	WD	U	I	11	100
GRANTOR: CARTER BRENDA F & SAN						
GRANTEE: BRADDOCK DOLORES M						
2107/1768	3/16/2017	WD	Q	I	01	169,900
GRANTOR: COOK JESSE DOUGLAS JR						
GRANTEE: BRADDOCK DOLORES M						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2011] W8 USP=[YR=2011] N10 W20 S10 E20\$ W32 S48 E13 N3 FOP=[YR=2011] E6 FGR=[YR=2011] S10 E21 N22 W19 L2 D2 S10\$ N4 W6 S4\$ N4 E6 N6 U2 R2 E19 N33\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RL	0.00	0.00	1.00	UT	