LOT 11
IN OR 2122/1707
BRANCH CREEK PB 7/343

ATWATER CARL & RUBY T
45101 WEAVER CIRCLE
CALLAHAN, FL 32011

2024

32-2N-25-019B-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

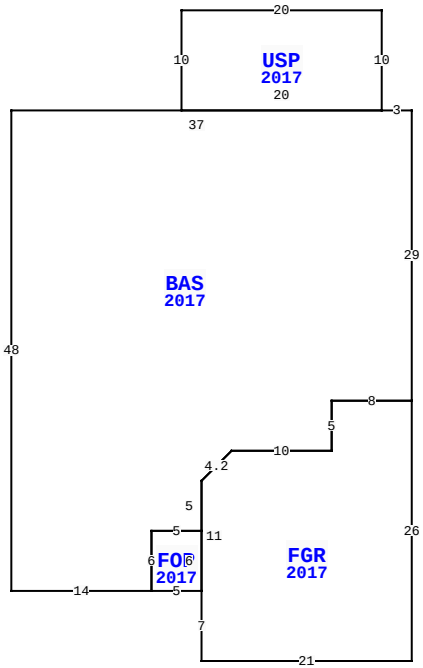
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	190,832
FGR	477	55	262	32,030
FOP	30	30	9	1,100
USP	200	30	60	7,335
TOTALS	2,268		1,892	231,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,892	102.4100	128.01	242,195	2017	2017	0	0	0	4.50	95.50

1 SNGL FAM – 0% - 0 Heated Area: 1561 HX Base Yr



45101 WEAVER CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	231,296
TOTAL MARKET OB/XF VALUE	4,187
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	275,483
SOH/AGL Deduction	45,277
ASSESSED VALUE	230,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,206
TOTAL JUST VALUE	275,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4087	NEW CONSTR	0	11/23/2016
B3779	NEW CONSTR	75,117	11/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2122/1707	5/25/2017	WD	Q	I	01	164,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: ATWATER CARL & RUBY						
1996/0054	8/07/2015	WD	U	V	11	100
GRANTOR: BRANCH CREEK LLC						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W3 USP=[YR=2017] N10 W20 S10 E20$ W37 S48 E14
FOP=[YR=2017] E5 FGR=[YR=2017] S7 E21 N26 W8 S5 W10 D3 L3
S11$ N6 W5 S6$ N6 E5 N5 U3 R3 E10 N5 E8 N29$.

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	0	0	0	664.00	SF	6.50	6.50	100	2017	2017	3	97	4,187	

LAND DESCRIPTION

TOTAL OB/XF 4,187

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	000000	C	VAC RES	0	0003	RL	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 03/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS