

LOT 15
IN OR 2087/1372
BRANCH CREEK PB 7/343

HANNAH JOSHUA L & JESSICA N
45133 WEAVER CIR
CALLAHAN, FL 32011

2024

32-2N-25-019B-0015-0000



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 100
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
BAS	1,757	100
FGR	418	55
FOP	32	30
PTO	110	5
TOTALS	2,317	2,003

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,003	101.4790	126.85	254,081	2016	2016	0	0	5.25	94.75
1 SNGL FAM - 100% - 2017											
Heated Area: 1757											
HX Base Yr 2017											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,757	100	1,757	211,174							
FGR	418	55	230	27,644							
FOP	32	30	10	1,202							
PTO	110	5	6	721							
TOTALS	2,317		2,003	240,742							

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

EXTRA FEATURES										45133 WEAVER CIR, CALLAHAN				INC DATE		AG DATE	
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	663.00	SF	6.50	6.50	100	2016	2016	3	96	4,137	
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