LOT 17
BRANCH CREEK PB 7/343

GREENE TIMOTHY W/GREENE KAYLA M
45153 WEAVER CIR
CALLAHAN, FL 32011

2024

32-2N-25-019B-0017-0000

BUILDING CHARACTERISTICS

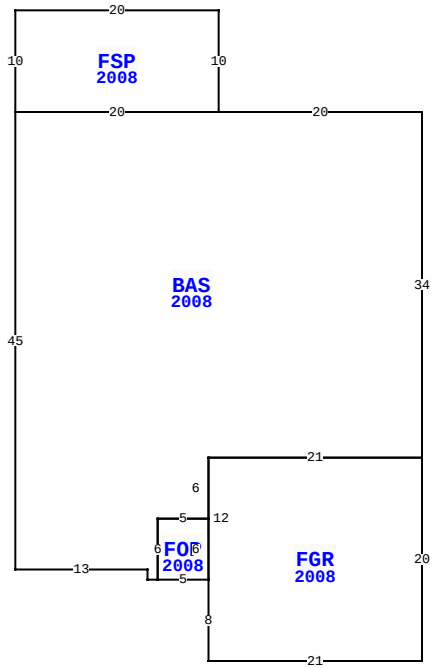
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,545	100	1,545	181,751
FGR	420	55	231	27,174
FOP	30	30	9	1,059
FSP	200	40	80	9,411
TOTALS	2,195		1,865	219,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,865	106.0409	132.55	247,206	2008	2008	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2023 Heated Area: 1545 HX Base Yr 2023



45153 WEAVER CIR, CALLAHAN

BLD DATE	07/01/2008 JW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		219,395
TOTAL MARKET OB/XF VALUE		2,707
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		262,102
SOH/AGL Deduction		1,593
ASSESSED VALUE		260,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,509
TOTAL JUST VALUE		262,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2342/1978	2/28/2020	WD	Q	I	01	221,000
GRANTOR: BUNTING CODY A & COLE						
GRANTEE: GREENE TIMOTHY W &						
1980/1985	5/14/2015	SW	U	I	12	126,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: BUNTING CODY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 FSP=[YR=2008] N10 W20 S10 E20 $ W20 S45 E13 S1 E1 FOP=[YR=2008] E5 FGR=[YR=2008] S8 E21 N20 W21 S12 $ N6 W5 S6 $ N6 E5 N6 E21 N34 $.

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	0811	CONCRETE B	0	100	0	0	585.00	SF	5.20	5.20	100	2008	2008	3	89	2,707	

LAND DESCRIPTION

TOTAL OB/XF 2,707

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	RL	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS