LOT 18
BRANCH CREEK PB 7/343

MIZELL DEVIN & ERICA
45167 WEAVER CIR
CALLAHAN, FL 32011

2024

32-2N-25-019B-0018-0000

BUILDING CHARACTERISTICS

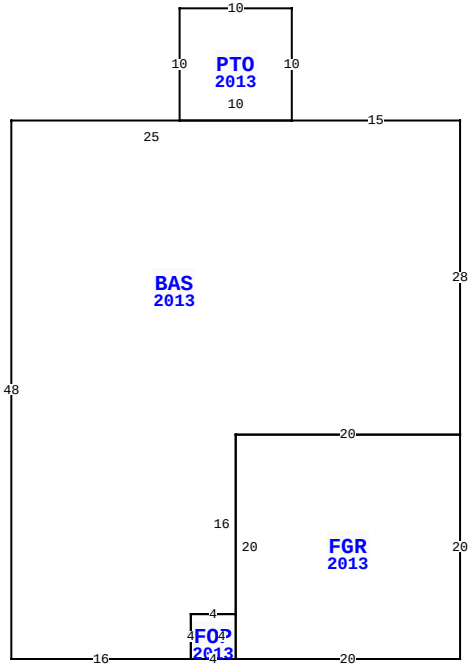
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,504	100	1,504	189,321
FGR	400	55	220	27,693
FOP	16	30	5	629
PTO	100	5	5	629
TOTALS	2,020		1,734	218,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,734	105.4500	131.81	228,559	2013	2013	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2022 Heated Area: 1504 HX Base Yr 2022



45167 WEAVER CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	218,274
TOTAL MARKET OB/XF VALUE	8,457
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	266,731
SOH/AGL Deduction	42,316
ASSESSED VALUE	224,415
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	174,415
TOTAL JUST VALUE	266,731
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0147	12/22/2021	WD	Q	I	02	280,000
GRANTOR: GUSMAN KATHERINE A &						
GRANTEE: MIZELL DEVIN & ERIC						
2129/0171	6/23/2017	WD	Q	I	01	179,000
GRANTOR: DRIVER MICHAEL J & LE						
GRANTEE: GUSMAN KATHERINE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 PTO=[YR=2013] N10 W10 S10 E10$ W25 S48 E16 FOP=[YR=2013] E4 FGR=[YR=2013] E20 N20 W20 S20$ N4 W4 S4$ N4 E4 N16 E20 N28$.

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	100	0	0	552.00	SF	6.50	6.50	100	2013	2013	3	94	3,373	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2014	2014	3	87	4,510	
3	0479	VF PICKET	0	100	0	0	66.00	LF	10.00	10.00	100	2014	2014	3	87	574	

LAND DESCRIPTION

TOTAL OB/XF 8,457

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 09/20/2021 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS