

PEARSON LISA A & RONALD D
45183 WEAVER CIRCLE
CALLAHAN, FL 32011

2024

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

FACE BRICK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LVT/LAMNT 70

Interior Floo

14

CARPET 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

0

0 100

Units

0

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

1,580

100

1,580

183,324

FGR

477

55

262

30,400

FOP

30

30

9

1,044

PTO

400

5

20

2,321

TOTALS

2,487

1,871

217,088

EXTRA FEATURES

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

632.00

SF

6.50

6.50

100

2009

2009

3

90

3,697

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

40,000

Market:

0

Agricultural:

0

Common:

40,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,871

103.7134

129.64

242,556

2009

2009

0

0

0

10.50

89.50

1 SNGL FAM - 100% - 2024

Heated Area: 1580

HX Base Yr

40

10

10

29

49

8

5

10

4.2

6

12

26

21

6

5

14

5

6

PTO

2009

BAS

2009

FOP

2009

FGR

2009

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

45183 WEAVER CIR, CALLAHAN

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2548/1644

3/22/2022

WD U

I

11

100

GRANTOR: LANUZZO BETH ANN & MI

GRANTEE: PEARSON LISA A & RO

2548/1521

3/22/2022

WD Q

I

01

320,000

GRANTOR: LANUZZO BETH ANN & MI

GRANTEE: PEARSON LISA A & RO

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W40 S10 BAS=[YR=2009] S49 E14 FOP=[YR=2009] E5
FGR=[YR=2009] S6 E21 N26 W8 S5 W10 D3 L3 S12\$ N6 W5 S6\$ N6
E5 N6 U3 R3 E10 N5 E8 N29 W40\$ E40 N10\$.