LOT 28
BRANCH CREEK PB 7/343

YBARRA NATHAN DAVID & GRACE J
45261 WEAVER CIR
CALLAHAN, FL 32011

2024

32-2N-25-019B-0028-0000

BUILDING CHARACTERISTICS

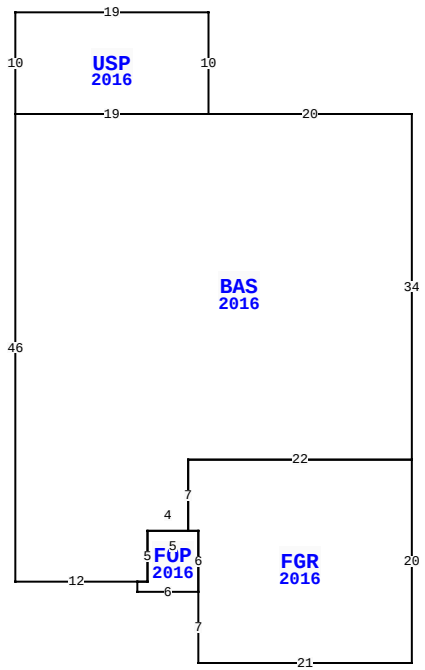
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,510	100	1,510	186,881
FGR	427	55	235	29,084
FOP	31	30	9	1,114
USP	190	30	57	7,054
TOTALS	2,158		1,811	224,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,811	104.5000	130.62	236,553	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2024 Heated Area: 1510 HX Base Yr 2024



45261 WEAVER CIR, CALLAHAN

BLD DATE		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		224,134
TOTAL MARKET OB/XF VALUE		4,131
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		268,265
SOH/AGL Deduction		0
ASSESSED VALUE		268,265
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,265
TOTAL JUST VALUE		268,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/0886	4/08/2022	WD	Q	I	01	325,000
GRANTOR: GENTRY ANGELA						
GRANTEE: YBARRA NATHAN DAVID						
2088/1362	12/12/2016	WD	Q	I	01	166,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: GENTRY ANGELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W20 USP=[YR=2016] N10 W19 S10 E19$ W19 S46 E12
FOP=[YR=2016] S1 E6 FGR=[YR=2016] S7 E21 N20 W22 S7 E1 S6$
N6 W5 S5 W1$ E1 N5 E4 N7 E22 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	0810	CONCRETE A	0	100	0	0	662.00	SF	6.50	6.50	100	2016	2016	3	96	4,131	

LAND DESCRIPTION

TOTAL OB/XF 4,131

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS