



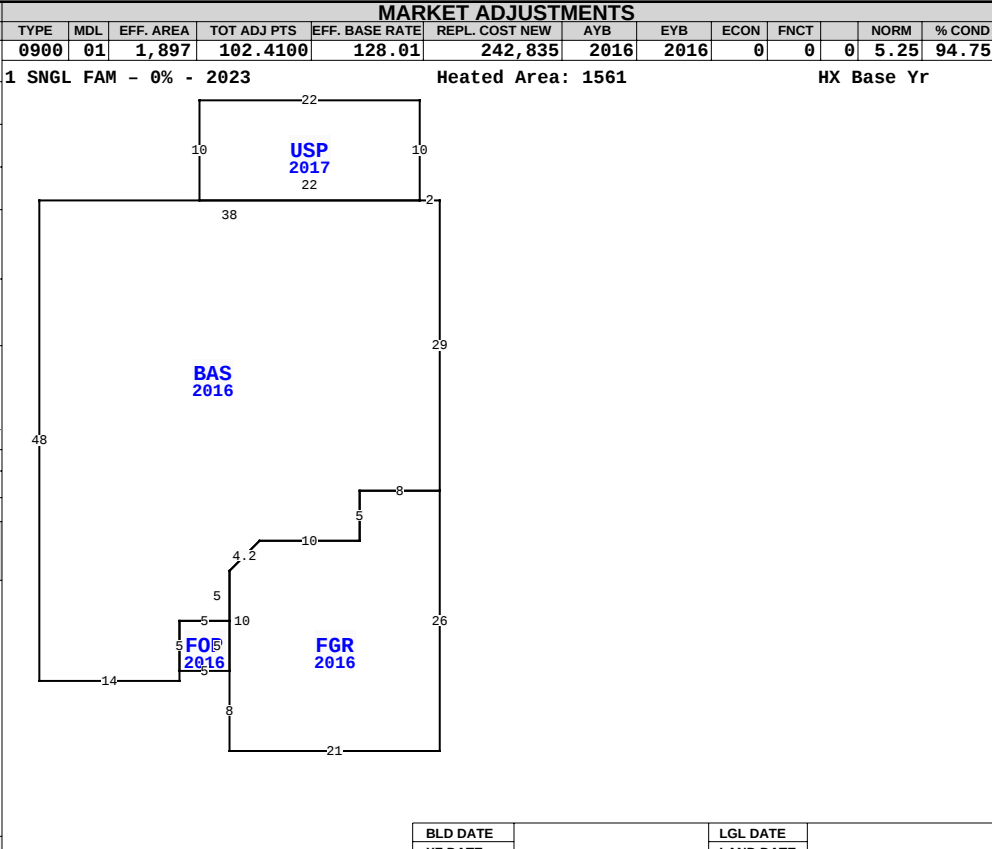
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,561	100	1,561	189,333
FGR	477	55	262	31,778
FOP	25	30	8	970
USP	220	30	66	8,005
TOTALS	2,283		1,897	230,086

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
1	0810	CONCRETE A	0	0	0	0	586.00	SF	6.50	6.50	100	2016	2016

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND
1	000100	C	SFR	0	0003	RL	0.00	0.00	1.00	UT		1.00	1.00



45271 WEAVER CIR, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
													3,657

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	230,086		
TOTAL MARKET OB/XF VALUE	3,657		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	273,743		
SOH/AGL Deduction	0		
ASSESSED VALUE	273,743		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	273,743		
TOTAL JUST VALUE	273,743		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	264,008		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3832	REPAIR/RRF	0	01/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0338	5/05/2022	WD	Q	I	01	343,000
GRANTOR: GROSS DAVID M & JUDIT						
GRANTEE: LISTON EDWARD S & H						
2028/1613	2/12/2016	WD	Q	I	01	161,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: GROSS DAVID M & JUD						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2016] W2 USP=[YR=2017] N10 W22 S10 E22\$ W38 S48 E14 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S8 E21 N26 W8 S5 W10 D3 L3 S10\$N5 W5 S5\$ N5 E5 N5 U3 R3 E10 N5 E8 N29\$.													