

HUTTO HEATHER
45291 WEAVER CIR
CALLAHAN, FL 32011

2024

32-2N-25-019B-0033-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 80

Exterior Wall20FACE BRICK 20

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA07

NEIGHBORHOOD/LOC7004.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4631001,463180,698

FGR4415524330,013

FOP16305618

PTO2005101,236

TOTALS2,1201,721212,565

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000782.00SF6.506.50100201320133944,778

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000003RL0.000.001.00UT1.001.001.0040,000.0040,000.0040,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00

Total Land Value: 40,000

Market: 0

Agricultural: 0

Common: 40,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,721104.1200130.15223,98820132013005.1094.90

1 SNGL FAM - 100% - 2020Heated Area: 1463HX Base Yr 2020

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

TOTAL OB/XF4,778

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE212,565

TOTAL MARKET OB/XF VALUE4,778

TOTAL LAND VALUE - MARKET40,000

TOTAL MARKET VALUE257,343

SOH/AGL Deduction96,023

ASSESSED VALUE161,320

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE111,320

TOTAL JUST VALUE257,343

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE247,931

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2330/09129/26/2019QCUII11100

GRANTOR:HUTTO HEATHER & WESLE

GRANTEE:HUTTO HEATHER M

2242/019811/20/2018WDQI02191,000

GRANTOR:CATLIN JENNIFER L & C

GRANTEE:HUTTO HEATHER & WES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W10 PT0=[YR=2013] N10 W20 S10 E20\$ W30 S48 E15 FOP=[YR=2013] E4 FGR=[YR=2013] E21 N21 W21 S21\$ N4 W4 S4\$ N4 E4 N17 E21 N27\$.

Diagram showing building footprint and lot dimensions.

Lot Dimensions: 20' x 48'

Building Footprint: 20' x 27'

Dimensions are labeled in feet.