LOT 34
IN OR 1897/1868
BRANCH CREEK PB 7/343

WINKELS YESNY S
44959 GREEN MEADOWS LN
CALLAHAN, FL 32011

2024

32-2N-25-019B-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

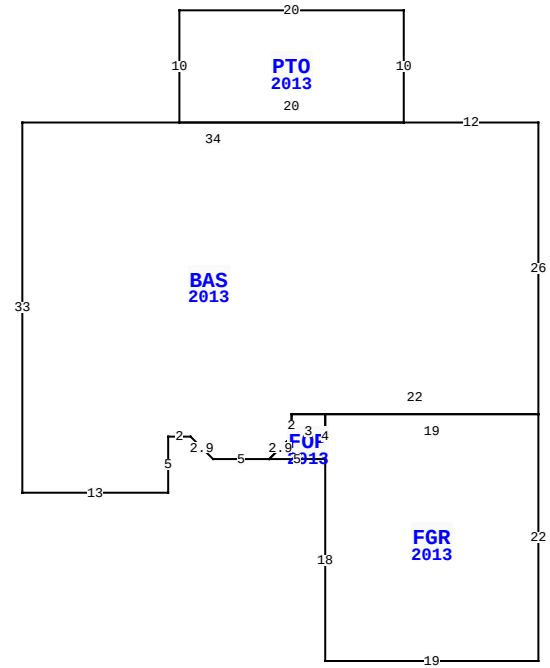
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,323	100	1,323	166,017
FGR	418	55	230	28,862
FOP	14	30	4	502
PTO	200	5	10	1,255
TOTALS	1,955		1,567	196,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,567	108.5280	135.66	212,579	2013	2013	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 0 Heated Area: 1323 HX Base Yr



45299 WEAVER CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	196,636
TOTAL MARKET OB/XF VALUE	4,198
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	240,834
SOH/AGL Deduction	40,097
ASSESSED VALUE	200,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,737
TOTAL JUST VALUE	240,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327145	CO ISSUED	0	02/13/2014
B3812	NEW CONSTR	62,881	10/08/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1897/1868	1/09/2014	WD	Q	I	01	114,000

GRANTOR: BRANCH CREEK LLC

GRANTEE: WINKELS YESNY S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W12 PTO=[YR=2013] N10 W20 S10 E20$ W34 S33 E13 N5 E2 R2 D2 E5 FOP=[YR=2013] E5 FGR=[YR=2013] S18 E19 N22 W19 S4$ N4 W3 S2 D2 L2 $ R2 U2 N2 E22 N26$.

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	0	0	0	687.00	SF	6.50	6.50	100	2013	2013	3	94	4,198	

LAND DESCRIPTION

TOTAL OB/XF 4,198

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	0	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 11/13/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS