LOT 39
IN OR 1588/529
BRANCH CREEK PB 7/343

HAUGH RACHEL A
45361 WEAVER CIRCLE
CALLAHAN, FL 32011

2024

32-2N-25-019B-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

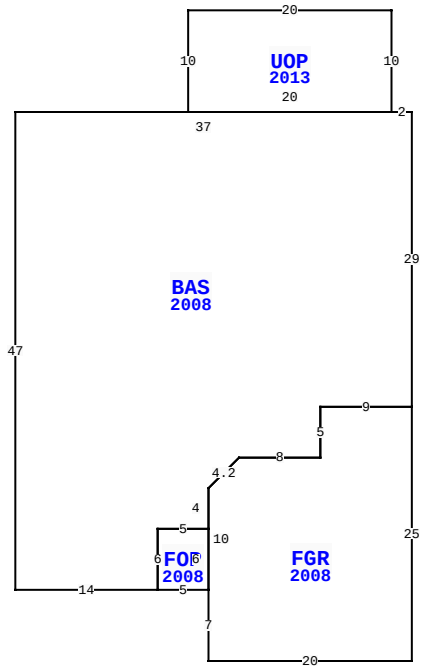
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,503	100	1,503	180,425
FGR	441	55	243	29,170
FOP	30	30	9	1,080
UOP	200	20	40	4,801
TOTALS	2,174		1,795	215,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,795	108.2050	135.26	242,792	2008	2008	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2024 Heated Area: 1503 HX Base Yr 2024



45361 WEAVER CIR, CALLAHAN

BLD DATE	12/10/2008	RK	LGL DATE
XF DATE	12/10/2008	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		215,478
TOTAL MARKET OB/XF VALUE		2,365
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		257,843
SOH/AGL Deduction		0
ASSESSED VALUE		257,843
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,843
TOTAL JUST VALUE		257,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1588/0529	10/06/2008	WD	Q	I		169,900

GRANTOR: BRANCH CREEK LLC
GRANTEE: HAUGH RACHEL A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W2 UOP=[YR=2013] N10 W20 S10 E20 $ W37 S47 E14 FOP=[YR=2008] E5 FGR=[YR=2008] S7 E20 N25 W9 S5 W8 D3 L3 S10 $ N6 W5 S6 $ N6 E5 N4 U3 R3 E8 N5 E9 N29 $.

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	0811	CONCRETE B	0	100	0	0	511.00	SF	5.20	5.20	100	2008	2008	3	89	2,365	

LAND DESCRIPTION

TOTAL OB/XF 2,365

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 11/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS