LOT 54
IN OR 2193/962
BRANCH CREEK PB 7/343

REDDISH LINDA
45230 WEAVER CIR
CALLAHAN, FL 32011

2024

32-2N-25-019B-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

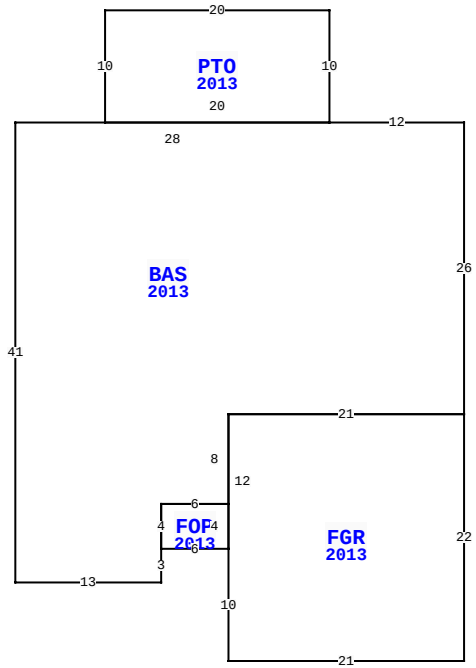
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,283	100	1,283	160,998
FGR	462	55	254	31,874
FOP	24	30	7	879
PTO	200	5	10	1,255
TOTALS	1,969		1,554	195,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,554	108.5280	135.66	210,816	2013	2013	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2019 Heated Area: 1283 HX Base Yr 2019



45230 WEAVER CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		195,005
TOTAL MARKET OB/XF VALUE		3,678
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		238,683
SOH/AGL Deduction		88,102
ASSESSED VALUE		150,581
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,581
TOTAL JUST VALUE		238,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3791	NEW CONSTR	74,852	06/11/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/0962	4/26/2018	WD	Q	I	01	178,900
GRANTOR: JOHNSON JUSTIN RAY &						
GRANTEE: REDDISH LINDA						
1878/1140	9/09/2013	WD	Q	I	02	148,900
GRANTOR: BRANCH CREEK LLC						
GRANTEE: JOHNSON JUSTIN RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W12 PTO=[YR=2013] N10 W20 S10 E20$ W28 S41 E13 N3 FOP=[YR=2013] E6 FGR=[YR=2013] S10 E21 N22 W21 S12$ N4 W6 S4$ N4 E6 N8 E21 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	100	0	0	602.00	SF	6.50	6.50	100	2013	2013	3	94	3,678	

LAND DESCRIPTION

TOTAL OB/XF 3,678

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS