LOT 7
IN OR 1571/1741
BRANCH CREEK PB 7/343

WRIGHT GAIL
45061 WEAVER CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-019B-0007-0000

BUILDING CHARACTERISTICS

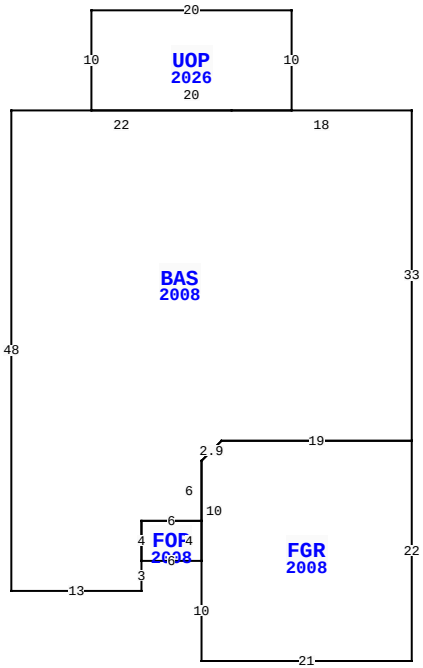
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	2008	1,565	176,378
FGR	460	55	2008	253	28,514
FOP	24	30	2008	7	788
UOP	200	20	2026	40	4,508
TOTALS	2,249			1,865	210,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,865	97.0200	128.07	238,851	2008	2008	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2009 Heated Area: 1565 HX Base Yr 2009



45061 WEAVER CIR, CALLAHAN

BLD DATE	04/23/2008 JW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		210,189
TOTAL MARKET OB/XF VALUE		3,075
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		253,264
SOH/AGL Deduction		120,355
ASSESSED VALUE		132,909
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,187
TOTAL JUST VALUE		253,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M224565	H/AC	0	06/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1571/1741	6/16/2008	WD	Q	I		169,900

GRANTOR: BRANCH CREEK LLC
GRANTEE: WRIGHT GAIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W18 W22 S48 E13 N3 N4 E6 N6 U2R2 E19 N33 $
FGR=[YR=2008;ORIG=-21,45] S10 E21 N22 W19 D2L2 S10 $
FOP=[YR=2008;ORIG=-27,45] E6 N4 W6 S4 $
UOP=[YR=2026;ORIG=-32,-10] E20 S10 W20 N10 $
.

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	672.00	SF	5.20	5.20	100	2008	2008	3	88	3,075	

LAND DESCRIPTION

TOTAL OB/XF 3,075

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	RES	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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS