LOT 12
BRANCH CREEK PB 7/343

CONNER PATRICIA L/E/
45107 WEAVER CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-019B-0012-0000

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	08	SHT VINYL 100
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

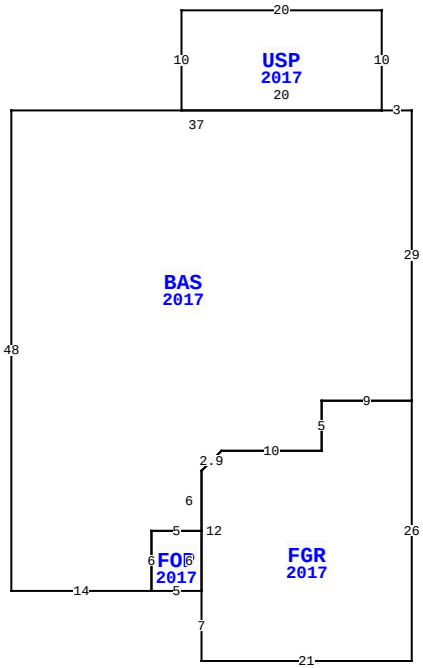
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,553	100	2017	1,553	188,451
FGR	484	55	2017	266	32,278
FOP	30	30	2017	9	1,092
USP	200	30	2017	60	7,281
TOTALS	2,267			1,888	229,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,888	97.0200	128.07	241,796	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2018 Heated Area: 1553 HX Base Yr 2018



45107 WEAVER CIR, CALLAHAN

BLD DATE		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		229,102
TOTAL MARKET OB/XF VALUE		4,865
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		273,967
SOH/AGL Deduction		124,859
ASSESSED VALUE		149,108
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,386
TOTAL JUST VALUE		273,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4088	ADDITION	0	02/01/2017
B4088	NEW CONSTR	0	11/23/2016
3830	NEW CONSTR	74,852	12/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/0183	2/25/2021	LE	U	I	11	100
GRANTOR: CONNER PATRICIA						
GRANTEE: MAGILL JIMMY & AMY						
2105/0239	3/06/2017	WD	Q	I	01	164,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: CONNER PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W3 USP=[YR=2017] N10 W20 S10 E20$ W37 S48 E14
FOP=[YR=2017] E5 FGR=[YR=2017] S7 E21 N26 W9 S5 W10 D2 L2
S12$ N6 W5 S6$ N6 E5 N6 U2 R2 E10 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	0810	CONCRETE A	0	100	0	0	644.00	SF	6.50	6.50	100	2017	2017	3	96	4,019	
2	0476	VF 6 SBPL	0	100	0	0	20.00	LF	32.00	32.00	100	2017	2017	3	90	576	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 4,865

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 03/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS