

LOT 13
IN OR 2111/435
BRANCH CREEK PB 7/343

WIGGINS WAYNE D JR
45117 WEAVER CIR
CALLAHAN, FL 32011

2025

32-2N-25-019B-0013-0000



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 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	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
BAS	1,574	100
FGR	449	55
FOP	31	30
USP	200	30
TOTALS	2,254	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,890	97.0200	128.07	242,052	2017	2017	0	0	5.25	94.75	
1 SNGL FAM - 100% - 2018 Heated Area: 1574 HX Base Yr 2018												
BLD DATE						LGL DATE						
XF DATE						LAND DATE						
INC DATE						AG DATE						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			229,344
TOTAL MARKET OB/XF VALUE			4,243
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			273,587
SOH/AGL Deduction			94,425
ASSESSED VALUE			179,162
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			128,440
TOTAL JUST VALUE			273,587
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			275,339
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4089	NEW CONSTR	0	11/23/2016
3831	NEW CONSTR	74,702	12/31/2013
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD SALE PRICE
2111/0435	3/31/2017	WD Q	I 01 164,900
GRANTOR: KENNETH L GREENE CONT			
GRANTEE: WIGGINS WAYNE D JR			
1996/0054	8/07/2015	WD U	V 11 100
GRANTOR: BRANCH CREEK LLC			
GRANTEE: KENNETH L GREENE CO			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2017] W20 USP=[YR=2017] N10 W20 S10 E20\$ W20 S47 E13			
FOP=[YR=2017] S1 E6 FGR=[YR=2017] S7 E21 N21 W22 S8 E1 S6\$			
N6 W5 S5 W1\$ E1 N5 E4 N8 E22 N34\$.			

EXTRA FEATURES										45117 WEAVER CIR, CALLAHAN				INC DATE		AG DATE	
L N	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	680.00	SF	6.50	6.50	100	2017	2017	3	96	4,243	