LOT 16
BRANCH CREEK PB 7/343

MADDOX AUTUMN/HALL CALEB E
45139 WEAVER CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-019B-0016-0000

BUILDING CHARACTERISTICS

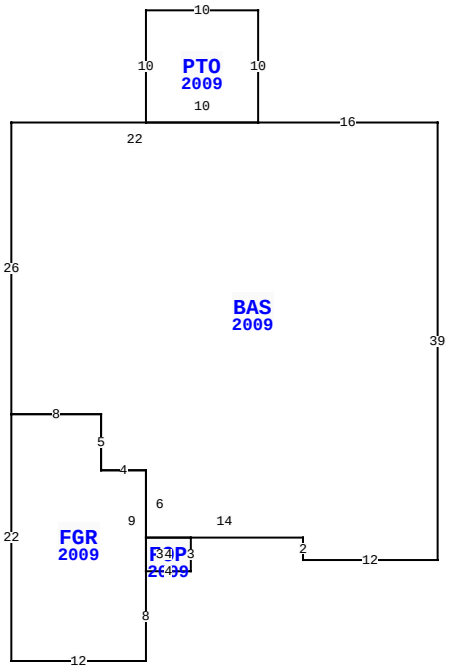
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,318	100	2009	1,318	163,526
FGR	244	55	2009	134	16,626
FOP	12	30	2009	4	497
PTO	100	5	2009	5	620
TOTALS	1,674			1,461	181,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,461	101.0718	133.41	194,912	2009	2009	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2019 Heated Area: 1318 HX Base Yr 2019



45139 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		181,268
TOTAL MARKET OB/XF VALUE		5,218
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		226,486
SOH/AGL Deduction		80,491
ASSESSED VALUE		145,995
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,273
TOTAL JUST VALUE		226,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/621	4/25/2025	WD	Q	I	01	300,000
GRANTOR: PORTER ASHLEY ELIZABE						
GRANTEE: MADDOX AUTUMN						
2159/1366	11/27/2017	SW	Q	I	02	160,000
GRANTOR: STANWICH MORTGAGE LOA						
GRANTEE: PORTER JOHN GREGORY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 PTO=[YR=2009] N10 W10 S10 E10$ W22 S26
FGR=[YR=2009] S22 E12 N8 FOP=[YR=2009] E4 N3 W4 S3$ N9 W4 N5 W8$ E8 S5 E4 S6 E14 S2 E12 N39$.

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	42.00	SF	6.50	6.50	100	2009	2009	3	89	243	
2	0810	CONCRETE A	0	100	0	0	860.00	SF	6.50	6.50	100	2009	2009	3	89	4,975	

LAND DESCRIPTION

TOTAL OB/XF 5,218

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 11/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS