LOT 17
BRANCH CREEK PB 7/343

**WHALEY DUSTIN COLIN & TAYLOR**
45153 WEAVER CIR
CALLAHAN, FL 32011

**2025**

**32-2N-25-019B-0017-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

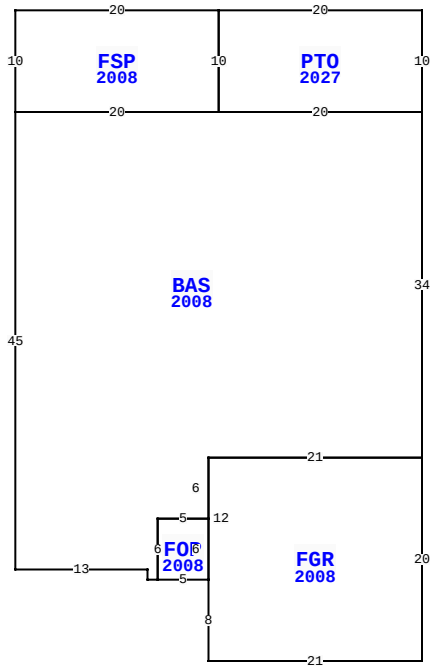
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,545 | 100 | 2008 | 1,545 | 180,296 |
| FGR | 420 | 55 | 2008 | 231 | 26,957 |
| FOP | 30 | 30 | 2008 | 9 | 1,050 |
| FSP | 200 | 40 | 2008 | 80 | 9,336 |
| PTO | 200 | 5 | 2027 | 10 | 1,167 |
| TOTALS | 2,395 | | | 1,875 | 218,807 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,875 | 100.4598 | 132.61 | 248,644 | 2008 | 2008 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SNGL FAM – 100% - 2025 Heated Area: 1545 HX Base Yr 2025




45153 WEAVER CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 07/01/2008 JW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 218,807 |
| TOTAL MARKET OB/XF VALUE | | 2,677 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 261,484 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 261,484 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 210,762 |
| TOTAL JUST VALUE | | 261,484 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 262,102 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2759/1414 | 12/20/2024 | WD | Q | I | 01 | 315,000 |
| GRANTOR: GREENE TIMOTHY W | | | | | | |
| GRANTEE: WHALEY DUSTIN COLIN | | | | | | |
| 2342/1978 | 2/28/2020 | WD | Q | I | 01 | 221,000 |
| GRANTOR: BUNTING CODY A & COLE | | | | | | |
| GRANTEE: GREENE TIMOTHY W & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W20 W20 S45 E13 S1 E1 N6 E5 N6 E21 N34 $
FGR=[YR=2008;ORIG=-21,46] S8 E21 N20 W21 S12 $
FSP=[YR=2008;ORIG=-20,0] N10 W20 S10 E20 $
FOP=[YR=2008;ORIG=-26,46] E5 N6 W5 S6 $
PTO=[YR=2027;ORIG=-20,0] E20 N10 W20 S10 $
.

## 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 | 585.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 88 | 2,677 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,677

| 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 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS