LOT 18
BRANCH CREEK PB 7/343

MIZELL DEVIN & ERICA
45167 WEAVER CIR
CALLAHAN, FL 32011

2025

32-2N-25-019B-0018-0000

BUILDING CHARACTERISTICS

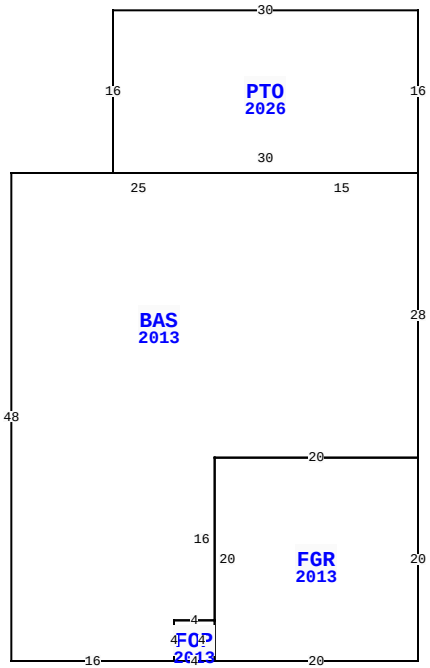
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,504	100	2013	1,504	188,415
FGR	400	55	2013	220	27,560
FOP	16	30	2013	5	626
PTO	480	5	2026	24	3,007
TOTALS	2,400			1,753	219,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,753	99.9000	131.87	231,168	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2022 Heated Area: 1504 HX Base Yr 2022



45167 WEAVER CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		219,610
TOTAL MARKET OB/XF VALUE		8,304
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		267,914
SOH/AGL Deduction		36,991
ASSESSED VALUE		230,923
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,201
TOTAL JUST VALUE		267,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0147	12/22/2021	WD	Q	I	02	280,000
GRANTOR: GUSMAN KATHERINE A &						
GRANTEE: MIZELL DEVIN & ERIC						
2129/0171	6/23/2017	WD	Q	I	01	179,000
GRANTOR: DRIVER MICHAEL J & LE						
GRANTEE: GUSMAN KATHERINE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W15 W25 S48 E16 N4 E4 N16 E20 N28 $
FGR=[YR=2013;ORIG=-20,48] E20 N20 W20 S20 $
FOP=[YR=2013;ORIG=-24,48] E4 N4 W4 S4 $
PTO=[YR=2026;ORIG=-30,-16] E30 S16 W30 N16 $
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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	552.00	SF	6.50	6.50	100	2013	2013	3	93	3,337	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2014	2014	3	85	4,406	
3	0479	VF PICKET	0	100	0	0	66.00	LF	10.00	10.00	100	2014	2014	3	85	561	

LAND DESCRIPTION

TOTAL OB/XF 8,304

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 09/20/2021 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS