LOT 19
IN OR 1894/1632
BRANCH CREEK PB 7/343

ANDERSEN LYNN
45177 WEAVER CR
CALLAHAN, FL 32011

2025

32-2N-25-019B-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

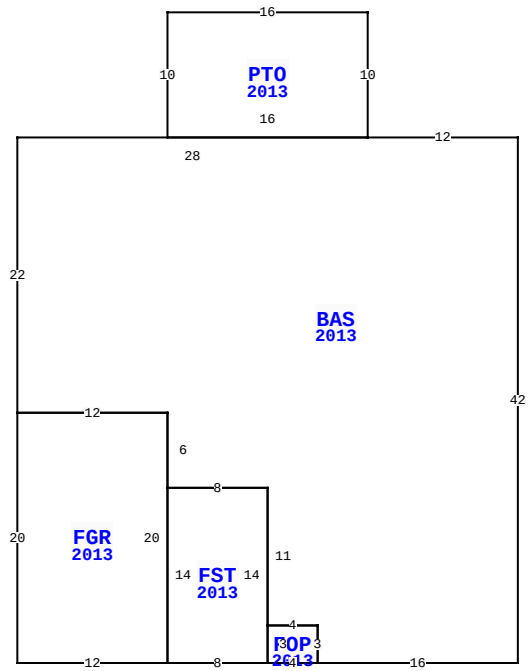
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,316	100	2013	1,316	164,903
FGR	240	55	2013	132	16,540
FOP	12	30	2013	4	501
FST	112	55	2013	62	7,769
PTO	160	5	2013	8	1,002
TOTALS	1,840			1,522	190,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,522	100.6128	132.81	202,137	2013	2013	0	0	0	5.65	94.35

1 SNGL FAM – 100% - 2015 Heated Area: 1316 HX Base Yr 2015



45177 WEAVER CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		190,716
TOTAL MARKET OB/XF VALUE		8,291
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		239,007
SOH/AGL Deduction		109,399
ASSESSED VALUE		129,608
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,886
TOTAL JUST VALUE		239,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3803	NEW CONSTR	63,903	08/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1894/1632	12/13/2013	WD	Q	I	01	126,000

GRANTOR: BRANCH CREEK LLC

GRANTEE: ANDERSEN LYNN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W12 PTO=[YR=2013] N10 W16 S10 E16$ W28 S22 FGR=[YR=2013] S20 E12 FST=[YR=2013] E8 FOP=[YR=2013] E4 N3 W4 S3$ N14 W8 S14$ N20 W12$ E12 S6 E8 S11 E4 S3 E16 N42$.

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	760.00	SF	6.50	6.50	100	2013	2013	3	93	4,594	
2	0476	VF 6 SBPL	0	100	0	0	119.00	LF	32.00	32.00	100	2017	2017	3	90	3,427	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 8,291

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS