LOT 20
BRANCH CREEK PB 7/343

PEARSON LISA A & RONALD D
45183 WEAVER CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-019B-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

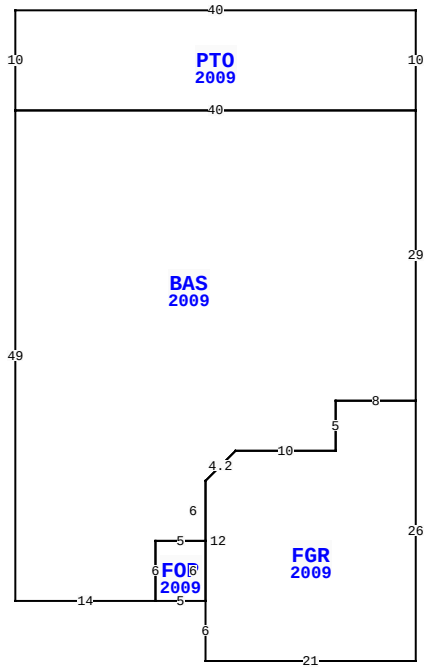
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,580	100	2009	1,580	181,872
FGR	477	55	2009	262	30,158
FOP	30	30	2009	9	1,036
PTO	400	5	2009	20	2,302
TOTALS	2,487			1,871	215,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,871	98.2548	129.70	242,669	2009	2009	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2024 Heated Area: 1580 HX Base Yr



45183 WEAVER CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		215,369
TOTAL MARKET OB/XF VALUE		3,656
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		259,025
SOH/AGL Deduction		0
ASSESSED VALUE		259,025
TOTAL EXEMPTION VALUE	13	259,025
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		259,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/1644	3/22/2022	WD	U	I	11	100
GRANTOR: LANUZZO BETH ANN & MI						
GRANTEE: PEARSON LISA A & RO						
2548/1521	3/22/2022	WD	Q	I	01	320,000
GRANTOR: LANUZZO BETH ANN & MI						
GRANTEE: PEARSON LISA A & RO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W40 S10 BAS=[YR=2009] S49 E14 FOP=[YR=2009] E5 FGR=[YR=2009] S6 E21 N26 W8 S5 W10 D3 L3 S12$ N6 W5 S6$ N6 E5 N6 U3 R3 E10 N5 E8 N29 W40$ E40 N10$.

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	632.00	SF	6.50	6.50	100	2009	2009	3	89	3,656	

LAND DESCRIPTION

TOTAL OB/XF 3,656

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