LOT 23
IN OR 1869/1379
BRANCH CREEK PB 7/343

COLSON VICKIE R
45211 WEAVER CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-019B-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

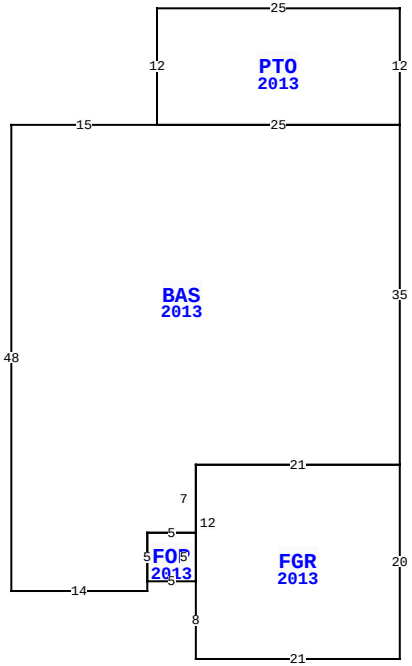
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,617	100	2013	1,617	188,268
FGR	420	55	2013	231	26,896
FOP	25	30	2013	8	931
PTO	300	5	2013	15	1,747
TOTALS	2,362			1,871	217,842

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	96.1380	126.90	237,430	2013	2013	0	0	0	8.25	91.75

1 SNGL FAM – 100% - 2014 Heated Area: 1617 HX Base Yr 2014



45211 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		217,842
TOTAL MARKET OB/XF VALUE		3,307
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		261,149
SOH/AGL Deduction		131,224
ASSESSED VALUE		129,925
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,203
TOTAL JUST VALUE		261,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3781	NEW CONSTR	75,117	05/02/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1869/1379	7/19/2013	WD	Q	I	01	147,200

GRANTOR: BRANCH CREEK LLC
GRANTEE: COLSON VICKIE R

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W25 S12 BAS=[YR=2013] W15 S48 E14 N1
FOP=[YR=2013] E5 FGR=[YR=2013] S8 E21 N20 W21 S12$ N5 W5 S5$
N5 E5 N7 E21 N35 W25$ E25 N12$.

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	547.00	SF	6.50	6.50	100	2013	2013	3	93	3,307	

LAND DESCRIPTION

TOTAL OB/XF 3,307

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