LOT 26
BRANCH CREEK PB 7/343

CHRISTOPHER THOMAS B & KERI A
45243 WEAVER CIR
CALLAHAN, FL 32011

2025

32-2N-25-019B-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

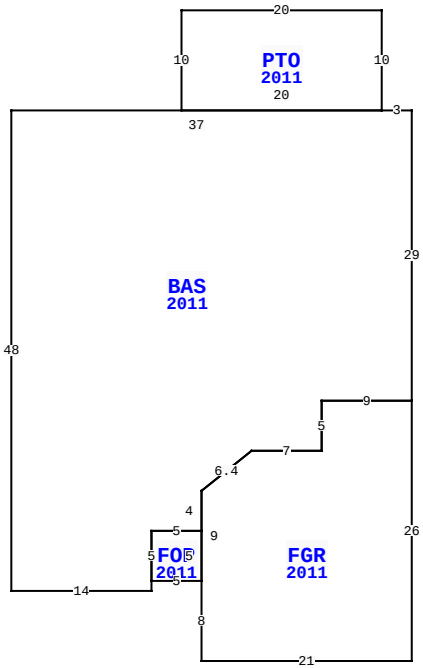
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,561	100	2011	1,561	184,102
FGR	476	55	2011	262	30,900
FOP	25	30	2011	8	943
PTO	200	5	2011	10	1,180
TOTALS	2,262			1,841	217,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,841	99.0000	130.68	240,582	2011	2011	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2012 Heated Area: 1561 HX Base Yr 2012



45243 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		217,125
TOTAL MARKET OB/XF VALUE		3,330
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		260,455
SOH/AGL Deduction		124,360
ASSESSED VALUE		136,095
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,373
TOTAL JUST VALUE		260,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/1668	2/11/2022	WD	U	I	37	18,000
GRANTOR: CHRISTOPHER THOMAS B						
GRANTEE: ARTHUR NICHOLAS E						
1736/0077	4/18/2011	WD	Q	I	02	146,400
GRANTOR: BRANCH CREEK LLC						
GRANTEE: CHRISTOPHER THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W3 PTO=[YR=2011] N10 W20 S10 E20$ W37 S48 E14 N1 FOP=[YR=2011] E5 FGR=[YR=2011] S8 E21 N26 W9 S5 W7 D4 L5 S9$ N5 W5 S5$ N5 E5 N4 U4 R5 E7 N5 E9 N29$.

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	563.00	SF	6.50	6.50	100	2011	2011	3	91	3,330	

LAND DESCRIPTION

TOTAL OB/XF 3,330

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 05/04/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS