LOT 27
IN OR 1793/646
BRANCH CREEK PB 7/343

JOHNS KENNETH L JR & ELIZABETH M
45253 WEAVER CR
CALLAHAN, FL 32011

2025

32-2N-25-019B-0027-0000

BUILDING CHARACTERISTICS

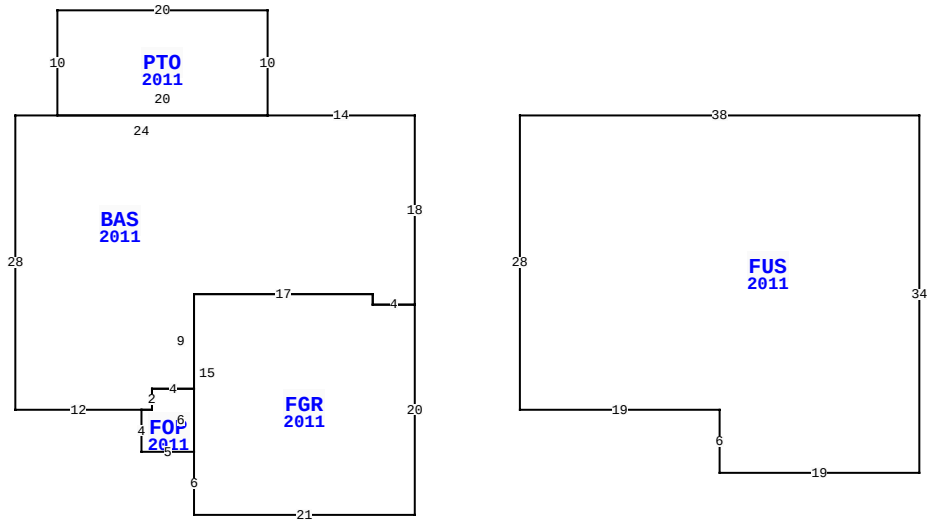
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	829	100	2011	829	95,942
FGR	437	55	2011	240	27,775
FOP	28	30	2011	8	926
FUS	1,178	100	2011	1,178	136,333
PTO	200	5	2011	10	1,157
TOTALS	2,672			2,265	262,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,265	94.0212	124.11	281,109	2011	2011	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2013 Heated Area: 2007 HX Base Yr 2013



45253 WEAVER CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		262,134
TOTAL MARKET OB/XF VALUE		3,431
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		305,565
SOH/AGL Deduction		145,878
ASSESSED VALUE		159,687
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,965
TOTAL JUST VALUE		305,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1793/0646	5/11/2012	WD	Q	I	02	156,000

GRANTOR: BRANCH CREEK LLC
GRANTEE: JOHNS KENNETH L JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W14 PTO=[YR=2011] N10 W20 S10 E20$ W24 S28 E12 FOP=[YR=2011] S4 E5 FGR=[YR=2011] S6 E21 N20 W4 N1 W17 S15$ N6 W4 S2 W1$ E1 N2 E4 N9 E17 S1 E4 N18 PTR=E10 FUS=[YR=2011] S28 E19 S6 E19 N34 W38 $W10$.

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	580.00	SF	6.50	6.50	100	2011	2011	3	91	3,431	

LAND DESCRIPTION

TOTAL OB/XF 3,431

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