LOT 28
BRANCH CREEK PB 7/343

YBARRA NATHAN DAVID & GRACE J
45261 WEAVER CIR
CALLAHAN, FL 32011

2025

32-2N-25-019B-0028-0000

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 100
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

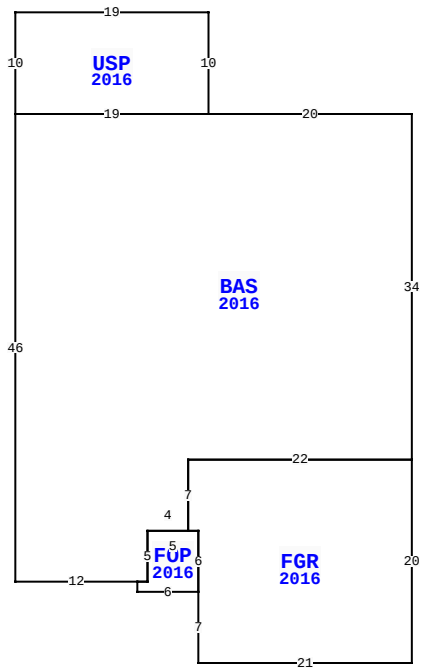
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,510	100	2016	1,510	185,487
FGR	427	55	2016	235	28,867
FOP	31	30	2016	9	1,105
USP	190	30	2016	57	7,002
TOTALS	2,158			1,811	222,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,811	99.0000	130.68	236,661	2016	2016	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2024 Heated Area: 1510 HX Base Yr 2024



45261 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		222,461
TOTAL MARKET OB/XF VALUE		4,088
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		266,549
SOH/AGL Deduction		0
ASSESSED VALUE		266,549
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,827
TOTAL JUST VALUE		266,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/0886	4/08/2022	WD	Q	I	01	325,000
GRANTOR: GENTRY ANGELA						
GRANTEE: YBARRA NATHAN DAVID						
2088/1362	12/12/2016	WD	Q	I	01	166,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: GENTRY ANGELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W20 USP=[YR=2016] N10 W19 S10 E19$ W19 S46 E12
FOP=[YR=2016] S1 E6 FGR=[YR=2016] S7 E21 N20 W22 S7 E1 S6$
N6 W5 S5 W1$ E1 N5 E4 N7 E22 N34$.

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	662.00	SF	6.50	6.50	100	2016	2016	3	95	4,088	

LAND DESCRIPTION

TOTAL OB/XF 4,088

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS