LOT 30
BRANCH CREEK PB 7/343

WILLIAMS CARRIGEN
45281 WEAVER CIR
CALLAHAN, FL 32011

2025

32-2N-25-019B-0030-0000

BUILDING CHARACTERISTICS

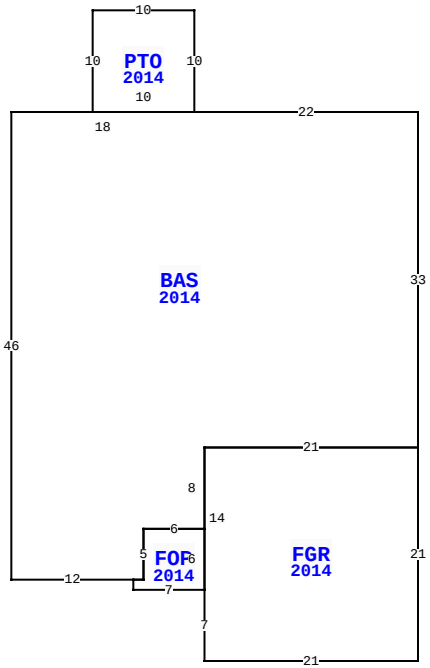
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,537	100	2014	1,537	185,791
FGR	441	55	2014	243	29,373
FOP	37	30	2014	11	1,329
PTO	100	5	2014	5	604
TOTALS	2,115			1,796	217,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,796	99.0000	130.68	234,701	2014	2014	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2021 Heated Area: 1537 HX Base Yr 2021



45281 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		217,098
TOTAL MARKET OB/XF VALUE		4,075
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		261,173
SOH/AGL Deduction		47,581
ASSESSED VALUE		213,592
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,870
TOTAL JUST VALUE		261,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3821	NEW CONSTR	74,702	11/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2342/1079	2/27/2020	WD	Q	I	01	212,000
GRANTOR: SCHNEIDER JENIFER C &						
GRANTEE: WILLIAMS CARRIGEN						
2013/0395	10/29/2015	WD	Q	I	01	149,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: SCHNEIDER JENIFER C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W22 PTO=[YR=2014] N10 W10 S10 E10$ W18 S46 E12
FOP=[YR=2014] S1 E7 FGR=[YR=2014] S7 E21 N21 W21 S14$ N6 W6
S5 W1$ E1 N5 E6 N8 E21 N33$.

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	667.00	SF	6.50	6.50	100	2014	2014	3	94	4,075	

LAND DESCRIPTION

TOTAL OB/XF 4,075

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 11/13/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS