LOT 33
BRANCH CREEK PB 7/343

HUTTO HEATHER
45291 WEAVER CIR
CALLAHAN, FL 32011

2025

32-2N-25-019B-0033-0000

BUILDING CHARACTERISTICS

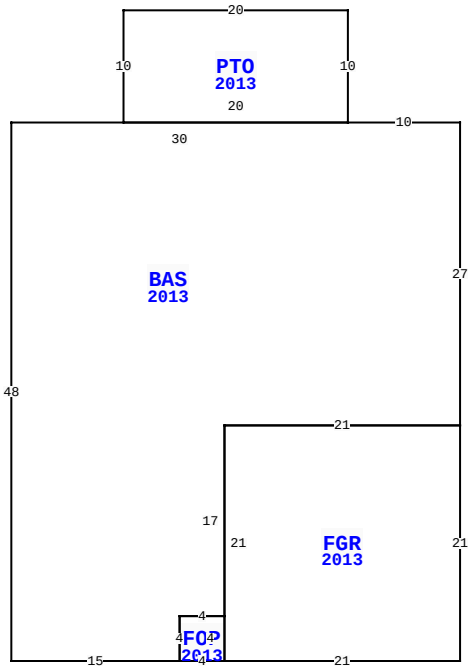
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,463	100	2013	1,463	179,721
FGR	441	55	2013	243	29,851
FOP	16	30	2013	5	614
PTO	200	5	2013	10	1,228
TOTALS	2,120			1,721	211,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,721	98.6400	130.20	224,074	2013	2013	0	0	0	5.65	94.35

1 SNGL FAM – 100% - 2020 Heated Area: 1463 HX Base Yr 2020



45291 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		211,414
TOTAL MARKET OB/XF VALUE		4,727
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		256,141
SOH/AGL Deduction		90,143
ASSESSED VALUE		165,998
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,276
TOTAL JUST VALUE		256,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4854	RENO		10/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/0912	9/26/2019	QC	U	I	11	100
GRANTOR: HUTTO HEATHER & WESLE						
GRANTEE: HUTTO HEATHER M						
2242/0198	11/20/2018	WD	Q	I	02	191,000
GRANTOR: CATLIN JENNIFER L & C						
GRANTEE: HUTTO HEATHER & WES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W10 PTO=[YR=2013] N10 W20 S10 E20$ W30 S48 E15 FOP=[YR=2013] E4 FGR=[YR=2013] E21 N21 W21 S21$ N4 W4 S4$ N4 E4 N17 E21 N27$.

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	782.00	SF	6.50	6.50	100	2013	2013	3	93	4,727	

LAND DESCRIPTION

TOTAL OB/XF 4,727

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