LOT 35
IN OR 1601/77
BRANCH CREEK PB 7/343

HILER JULIE A
45303 WEAVER CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-019B-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

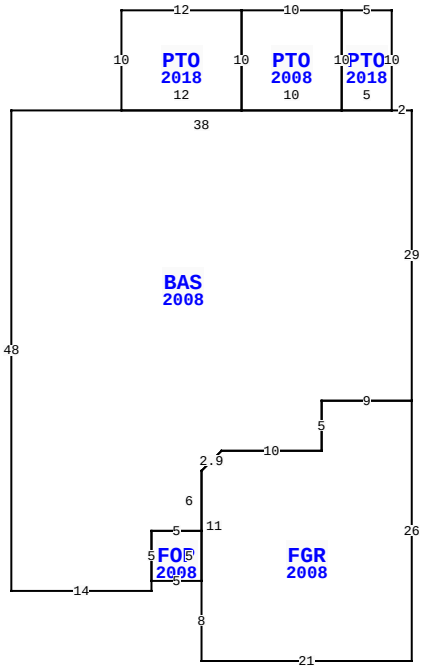
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,553	100	2008	1,553	178,592
FGR	484	55	2008	266	30,590
FOP	25	30	2008	8	920
PTO	100	5	2008	5	575
PTO	50	5	2018	2	230
PTO	120	5	2018	6	690
TOTALS	2,332			1,840	211,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,840	99.0000	130.68	240,451	2008	2008	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2009 Heated Area: 1553 HX Base Yr 2009



45303 WEAVER CIR, CALLAHAN

BLD DATE	02/05/2009 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		211,597
TOTAL MARKET OB/XF VALUE		4,264
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		255,861
SOH/AGL Deduction		121,375
ASSESSED VALUE		134,486
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,764
TOTAL JUST VALUE		255,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1601/0077	12/30/2008	WD	Q	I	01	168,500

GRANTOR: BRANCH CREEK LLC
GRANTEE: HILER JULIE A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W2 PTO=[YR=2018] N10 W5 PTO=[YR=2008] W10 PTO=[YR=2018] W12 S10 E12 N10$ S10 E10 N10$ S10 E5$ W38 S48 E14 N1 FOP=[YR=2008] E5 FGR=[YR=2008] S8 E21 N26 W9 S5 W10 D2 L2 S11$ N5 W5 S5$ N5 E5 N6 U2 R2 E10 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	15	5	75.00	SF	6.50	6.50	100	2008	2008	3	88	429	
2	0811	CONCRETE B	0	100	0	0	838.00	SF	5.20	5.20	100	2008	2008	3	88	3,835	

LAND DESCRIPTION

TOTAL OB/XF 4,264

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