

LOT 37
IN OR 2033/1295
BRANCH CREEK PB 7/343

EVANS CLARENCE D SR & DEBORAH G
45327 WEAVER CIR
CALLAHAN, FL 32011

2025

32-2N-25-019B-0037-0000



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	1,556	100	2016	1,556	187,320
FGR	427	55	2016	235	28,290
FOP	31	30	2016	9	1,084
USP	200	30	2016	60	7,223
TOTALS	2,214			1,860	223,917

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	632.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RL	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,860	97.0200	128.07	238,210	2016	2016	0	0	0	6.00	94.00

1 SNGL FAM - 100% - 2017

Heated Area: 1556

HX Base Yr 2017

BLD DATE

LGL DATE

TOTAL OB/XF												
3,903												

TOTAL OB/XF												
3,903												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		223,917	
TOTAL MARKET OB/XF VALUE		3,903	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		267,820	
SOH/AGL Deduction		124,919	
ASSESSED VALUE		142,901	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		92,179	
TOTAL JUST VALUE		267,820	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,543	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
385	NEW CONSTR	74,702	12/31/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/1295	3/11/2016	WD	Q	V	01	156,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: EVANS CLARENCE D SR						
1996/0054	8/07/2015	WD	U	V	11	100
GRANTOR: BRANCH CREEK LLC						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2016] W18 USP=[YR=2016] N10 W20 S10 E20\$ W22 S46 E13 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\$.									