LOTS 45 (EX S-1) & 46 (EX S-1)
PT OR 1724/282
BRANCH CREEK PB 7/343

FEDDERLY ANTHONY W & DARLA L
45060 WEAVER CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-019B-0045-0000

BUILDING CHARACTERISTICS

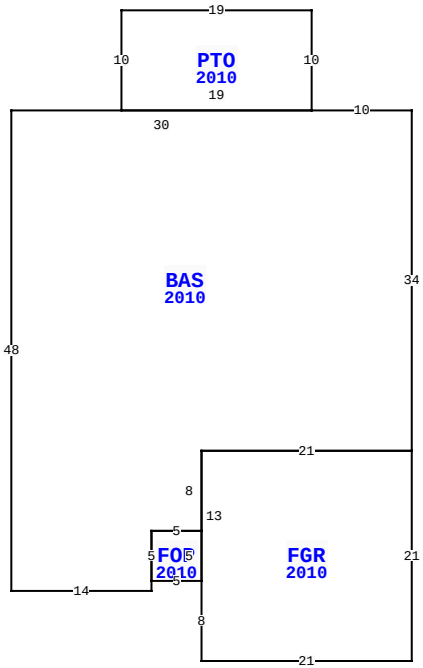
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,596	100	2010	1,596	182,938
FGR	441	55	2010	243	27,853
FOP	25	30	2010	8	917
PTO	190	5	2010	10	1,146
TOTALS	2,252			1,857	212,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,857	97.0200	128.07	237,826	2010	2010	0	0	0	10.50	89.50

2 SNGL FAM – 100% - 2012 Heated Area: 1596 HX Base Yr 2012



45060 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		212,854
TOTAL MARKET OB/XF VALUE		5,391
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		258,245
SOH/AGL Deduction		122,687
ASSESSED VALUE		135,558
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,836
TOTAL JUST VALUE		258,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1724/0282	2/09/2011	WD	U	I	11	100
GRANTOR: BRANCH CREEK LLC						
GRANTEE: FEDDERLY ANTHONY W						
1679/0577	5/05/2010	WD	Q	I	01	159,900
GRANTOR: BRANCH CREEK LLC						
GRANTEE: FEDDERLY ANTHONY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W10 PTO=[YR=2010] N10 W19 S10 E19$ W30 S48 E14 N1 FOP=[YR=2010] E5 FGR=[YR=2010] S8 E21 N21 W21 S13$ N5 W5 S5$ N5 E5 N8 E21 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	0811	CONCRETE B	0	100	0	0	1,152.00	SF	5.20	5.20	100	2010	2010	3	90	5,391	

LAND DESCRIPTION

TOTAL OB/XF 5,391

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		RL	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS