PT OF LOTS 45 (S-1) & 46 (S-1)
IN OR 1724/280
BRANCH CREEK PB 7/343

ROBERTS CHRISTINA L
45350 WEAVER CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-019B-0045-0010

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

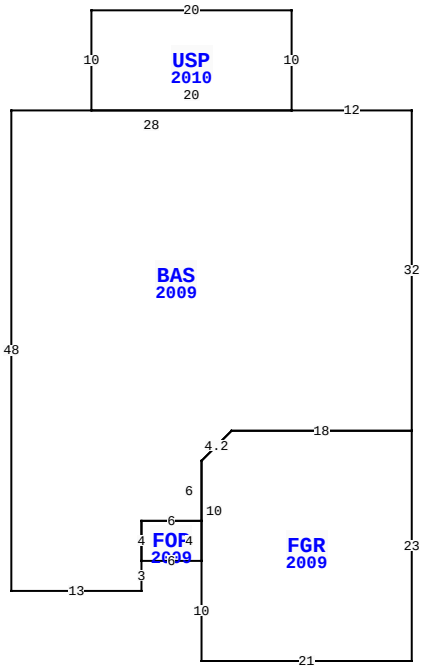
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,547	100	2009	1,547	175,835
FGR	479	55	2009	263	29,893
FOP	24	30	2009	7	795
USP	200	30	2010	60	6,820
TOTALS	2,250			1,877	213,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,877	97.0200	128.07	240,387	2009	2009	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2012 Heated Area: 1547 HX Base Yr 2012



45350 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		213,343
TOTAL MARKET OB/XF VALUE		4,906
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		258,249
SOH/AGL Deduction		122,437
ASSESSED VALUE		135,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,090
TOTAL JUST VALUE		258,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1724/0280	2/09/2011	WD	U	I	11	100
GRANTOR: BRANCH CREEK LLC						
GRANTEE: ROBERTS CHRISTINA L						
1692/0138	7/09/2010	WD	Q	I	01	178,300
GRANTOR: BRANCH CREEK LLC						
GRANTEE: ROBERTS CHRISTINA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W12 USP=[YR=2010] N10 W20 S10 E20$ W28 S48 E13 N3 FOP=[YR=2009] E6 FGR=[YR=2009] S10 E21 N23 W18 D3 L3 S10$ N4 W6 S4$ N4 E6 N6 R3 U3 E18 N32$.

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	756.00	SF	6.50	6.50	100	2009	2009	3	89	4,373	
2	1076	TRELLIS A	0	100	0	0	100.00	SF	7.50	7.50	100	2014	2014	3	71	533	

LAND DESCRIPTION

TOTAL OB/XF 4,906

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 05/04/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS