LOT 51
BRANCH CREEK PB 7/343

HANES BARBARA ANN/
45144 WEAVER CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-019B-0051-0000

BUILDING CHARACTERISTICS

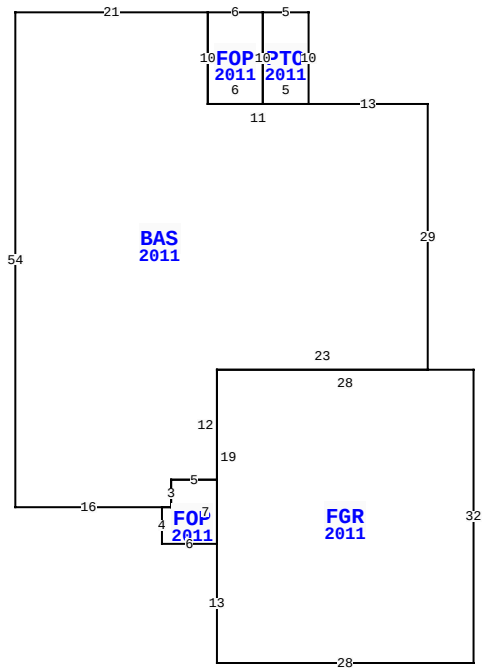
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,830	100	2011	1,830	207,669
FGR	896	55	2011	493	55,946
FOP	39	30	2011	12	1,362
FOP	60	30	2011	18	2,042
PTO	50	5	2011	2	227
TOTALS	2,875			2,355	267,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,355	95.2560	125.74	296,118	2011	2011	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2021 Heated Area: 1830 HX Base Yr 2021



45144 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		267,246
TOTAL MARKET OB/XF VALUE		5,294
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		312,540
SOH/AGL Deduction		115,270
ASSESSED VALUE		197,270
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,548
TOTAL JUST VALUE		312,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2640/366	5/12/2023	LE	U	I	11	100
GRANTOR: HANES BARBARA ANN						
GRANTEE: SLEETH LISA A						
2387/1138	8/21/2020	WD	Q	I	01	249,900
GRANTOR: POOR DONALD B & NANET						
GRANTEE: HANES BARBARA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS2011=W13 PTO2011=N10 W5
FOP2011=W6 S10 E6 N10$ S10 E5$
W11 N10 W21S54 E16 FOP2011=S4
E6 FGR2011=S13 E28 N32 W28 S19
$N7 W5 S3 W1$ E1 N3 E5 N12 E23
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	0	0	895.00	SF	6.50	6.50	100	2011	2011	3	91	5,294	

LAND DESCRIPTION

TOTAL OB/XF 5,294

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	0006	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