LOT 52
BRANCH CREEK PB 7/343

SHUMAN ROBERT WESLEY II
45174 WEAVER CIR
CALLAHAN, FL 32011

2025

32-2N-25-019B-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

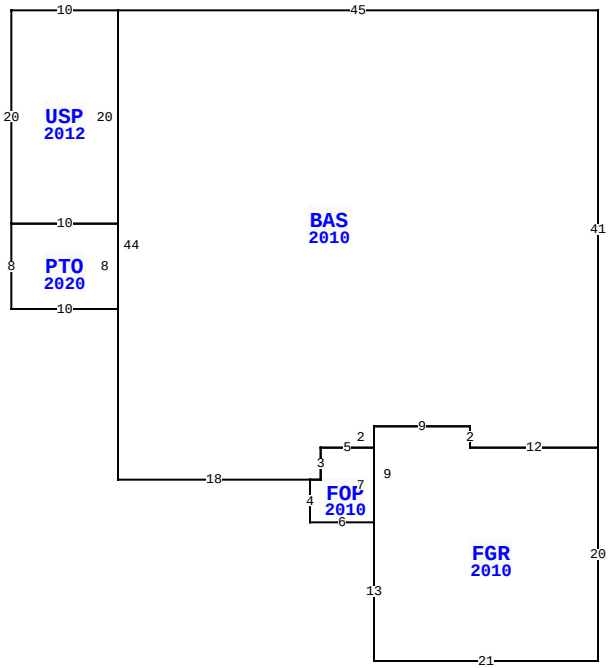
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,884	100	2010	1,884	213,977
FGR	438	55	2010	241	27,372
FOP	39	30	2010	12	1,363
PTO	80	5	2020	4	455
USP	200	30	2012	60	6,815
TOTALS	2,641			2,201	249,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,201	96.1380	126.90	279,307	2010	2010	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2023 Heated Area: 1884 HX Base Yr 2023



45174 WEAVER CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		249,980
TOTAL MARKET OB/XF VALUE		9,741
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		299,721
SOH/AGL Deduction		46,820
ASSESSED VALUE		252,901
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		197,179
TOTAL JUST VALUE		299,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2554/1003	4/08/2022	WD	Q	I	01	334,900
GRANTOR: ROBERTS ERIC D						
GRANTEE: SHUMAN ROBERT WESLE						
2422/0630	12/30/2020	WD	Q	I	01	249,200
GRANTOR: RAWSON DALE F & WANDA						
GRANTEE: ROBERTS ERIC D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W45 USP=[YR=2012] W10 S20 PTO=[YR=2020] S8 E10 N8 W10$ E10 N20 $ S44 E18 FOP=[YR=2010] S4 E6 FGR=[YR=2010] S13 E21 N20 W12 N2 W9 S9$ N7 W5 S3 W1$ E1 N3 E5 N2 E9 S2 E12 N41$.

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	632.00	SF	6.50	6.50	100	2010	2010	3	90	3,697	
2	0811	CONCRETE B	0	100	0	0	1,186.00	SF	5.20	5.20	100	2020	2020	3	98	6,044	

LAND DESCRIPTION

TOTAL OB/XF 9,741

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 01/21/2021 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS