LOT 55
IN OR 1741/1728
BRANCH CREEK PB 7/343

RATLIFF ROBERT E & AMANDA G
45244 WEAVER CR
CALLAHAN, FL 32011

2025

32-2N-25-019B-0055-0000

BUILDING CHARACTERISTICS

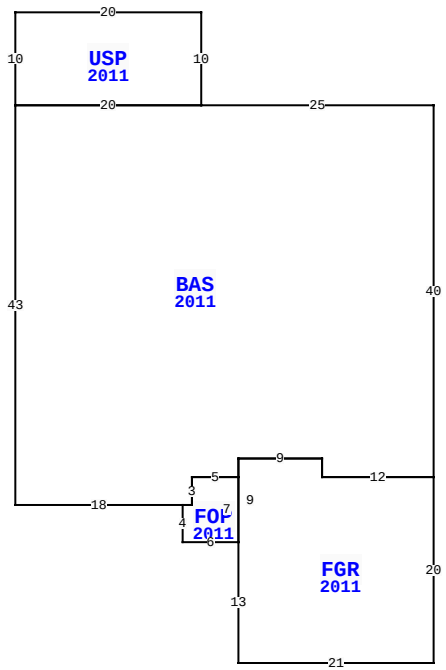
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 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	1,839	100	2011	1,839	210,616
FGR	438	55	2011	241	27,601
FOP	39	30	2011	12	1,375
USP	200	30	2011	60	6,872
TOTALS	2,516			2,152	246,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,152	96.1380	126.90	273,089	2011	2011	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2012 Heated Area: 1839 HX Base Yr 2012



45244 WEAVER CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		246,463
TOTAL MARKET OB/XF VALUE		3,478
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		289,941
SOH/AGL Deduction		151,193
ASSESSED VALUE		138,748
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,026
TOTAL JUST VALUE		289,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1741/1728	4/28/2011	WD	Q	I	02	150,900

GRANTOR: BRANCH CREEK LLC
GRANTEE: RATLIFF ROBERT E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS2011=[ORIG=0,0] W25 W20 S43 E18 E1 N3 E5 N2 E9 S2 E12 N40 $
FGR2011=[ORIG=-21,47] S13 E21 N20 W12 N2 W9 S9 $
USP2011=[ORIG=-25,0] N10 W20 S10 E20 $
FOP2011=[ORIG=-27,43] S4 E6 N7 W5 S3 W1 $
.

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	588.00	SF	6.50	6.50	100	2011	2011	3	91	3,478	

LAND DESCRIPTION

TOTAL OB/XF 3,478

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