LOT 56
IN OR 1724/613
BRANCH CREEK PB 7/343

GRAHAM BRANDY M & JONATHAN R H
45256 WEAVER AVE
CALLAHAN, FL 32011

2025

32-2N-25-019B-0056-0000

BUILDING CHARACTERISTICS

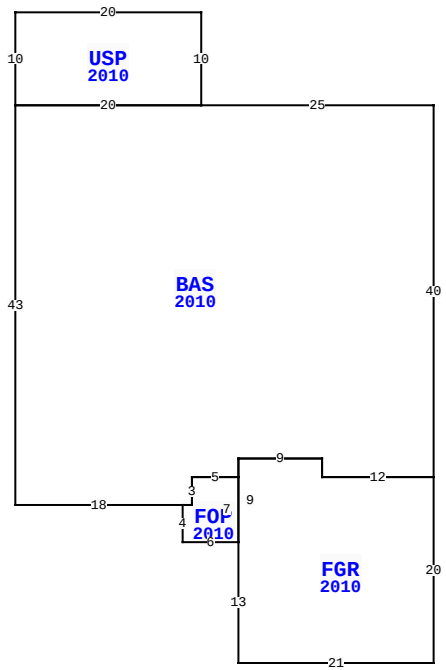
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,839	100	2010	1,839	208,865
FGR	438	55	2010	241	27,372
FOP	39	30	2010	12	1,363
USP	200	30	2010	60	6,815
TOTALS	2,516			2,152	244,415

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	2010	2010	0	0	0	10.50	89.50

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



45256 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		244,415
TOTAL MARKET OB/XF VALUE		3,686
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		288,101
SOH/AGL Deduction		137,227
ASSESSED VALUE		150,874
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,152
TOTAL JUST VALUE		288,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1724/0613	2/10/2011	WD	Q	I	02	149,900

GRANTOR: BRANCH CREEK LLC
GRANTEE: GRAHAM BRANDY MARIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W25 USP=[YR=2010] N10 W20 S10 E20$ W20 S43 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 N40$.

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	630.00	SF	6.50	6.50	100	2010	2010	3	90	3,686	

LAND DESCRIPTION

TOTAL OB/XF 3,686

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