LOT 8
IN OR 2167/372
BRANCH CREEK PB 7/343

LI HUA YU & LE DUAN
45069 WEAVER CIRCLE
CALLAHAN, FL 32011

2026

32-2N-25-019B-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

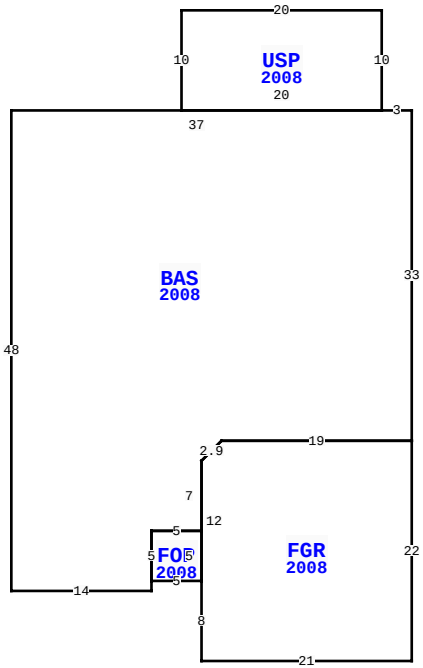
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,577	100	2008	1,577	189,948
FGR	460	55	2008	253	30,474
FOP	25	30	2008	8	963
USP	200	30	2008	60	7,227
TOTALS	2,262			1,898	228,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,898	99.3132	138.05	262,019	2008	2008	0	0	0	12.75	87.25

1 SNGL FAM 0% - 0 Heated Area: 1577 HX Base Yr



45069 WEAVER CIR, CALLAHAN

BLD DATE	04/23/2008 JW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	228,612
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	278,612
SOH/AGL Deduction	11,066
ASSESSED VALUE	267,546
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,546
TOTAL JUST VALUE	278,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2167/0372	12/13/2017	WD	Q	I	01	165,000
GRANTOR: WOMACK ROCKY L & NICH						
GRANTEE: LI HUA YU & LE DUAN						
1599/0433	12/23/2008	WD	Q	I	01	175,000
GRANTOR: BRANCH CREEK LLC						
GRANTEE: WOMACK ROCKY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W3 USP=[YR=2008] N10 W20 S10 E20 $ W37 S48 E14 N1 FOP=[YR=2008] E5 FGR=[YR=2008] S8 E21 N22 W19 D2 L2 S12 $ N5 W5 S5 $ N5 E5 N7 U2 R2 E19 N33 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0003	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS