LOT 9
IN OR 2159/1269
BRANCH CREEK PB 7/343

BRADDOCK DOLORES M
45079 WEAVER CIRCLE
CALLAHAN, FL 32011

2026

32-2N-25-019B-0009-0000

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 70
Interior Floo	08	SHT VINYL 30
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

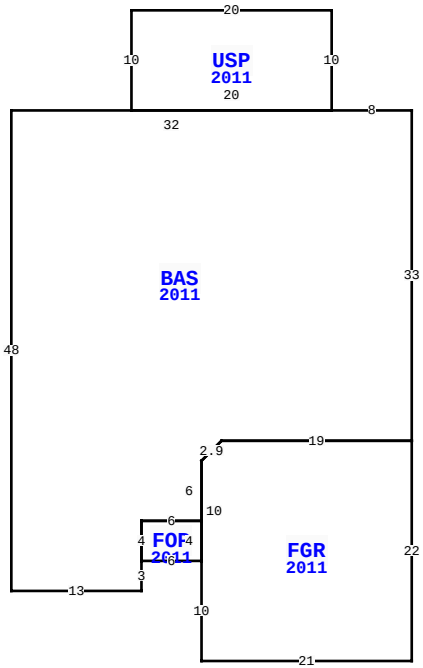
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	2011	1,565	188,895
FGR	460	55	2011	253	30,537
FOP	24	30	2011	7	845
USP	200	30	2011	60	7,242
TOTALS	2,249			1,885	227,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,885	97.0200	134.86	254,211	2011	2011	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2018 Heated Area: 1565 HX Base Yr 2018



45079 WEAVER CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		227,519
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		277,519
SOH/AGL Deduction		101,390
ASSESSED VALUE		176,129
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		119,718
TOTAL JUST VALUE		277,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/1269	11/21/2017	WD	U	I	11	100
GRANTOR: CARTER BRENDA F & SAN						
GRANTEE: BRADDOCK DOLORES M						
2107/1768	3/16/2017	WD	Q	I	01	169,900
GRANTOR: COOK JESSE DOUGLAS JR						
GRANTEE: BRADDOCK DOLORES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W8 USP=[YR=2011] N10 W20 S10 E20$ W32 S48 E13 N3 FOP=[YR=2011] E6 FGR=[YR=2011] S10 E21 N22 W19 L2 D2 S10$ N4 W6 S4$ N4 E6 N6 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	100	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