LOT 13
IN OR 2111/435
BRANCH CREEK PB 7/343

WIGGINS WAYNE D JR
45117 WEAVER CIR
CALLAHAN, FL 32011

2026

32-2N-25-019B-0013-0000

BUILDING CHARACTERISTICS

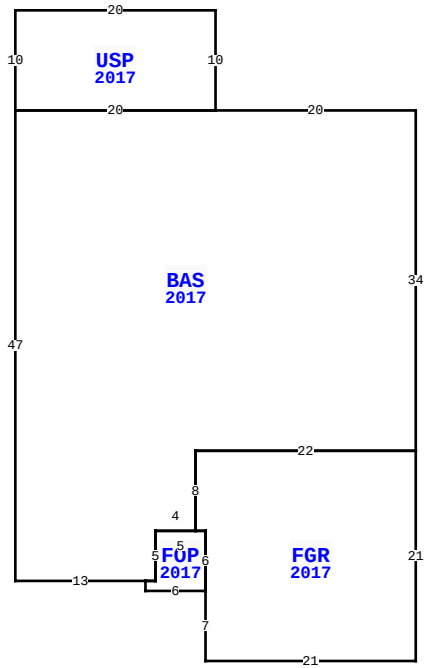
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,574	100	2017	1,574	199,534
FGR	449	55	2017	247	31,311
FOP	31	30	2017	9	1,141
USP	200	30	2017	60	7,606
TOTALS	2,254			1,890	239,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,890	97.0200	134.86	254,885	2017	2017	0	0	0	6.00	94.00

1 SNGL FAM 100% - 2018 Heated Area: 1574 HX Base Yr 2018



45117 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		239,592
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		289,592
SOH/AGL Deduction		105,593
ASSESSED VALUE		183,999
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,588
TOTAL JUST VALUE		289,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4089	NEW CONSTR	0	11/23/2016
3831	NEW CONSTR	74,702	12/31/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2111/0435	3/31/2017	WD	Q	I	01	164,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: WIGGINS WAYNE D JR						
1996/0054	8/07/2015	WD	U	V	11	100
GRANTOR: BRANCH CREEK LLC						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W20 USP=[YR=2017] N10 W20 S10 E20$ W20 S47 E13
FOP=[YR=2017] S1 E6 FGR=[YR=2017] S7 E21 N21 W22 S8 E1 S6$
N6 W5 S5 W1$ E1 N5 E4 N8 E22 N34$.

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 03/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS