LOT 17
BRANCH CREEK PB 7/343

WHALEY DUSTIN COLIN & TAYLOR
45153 WEAVER CIR
CALLAHAN, FL 32011

2026

32-2N-25-019B-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

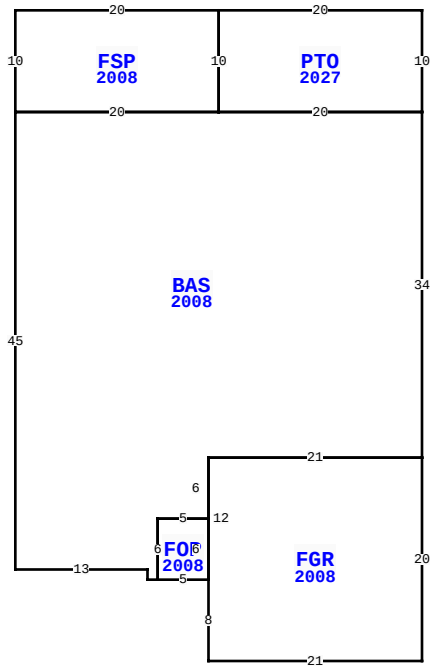
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,545	100	2008	1,545	188,237
FGR	420	55	2008	231	28,144
FOP	30	30	2008	9	1,097
FSP	200	40	2008	80	9,747
PTO	200	5	2027	10	1,218
TOTALS	2,395			1,875	228,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,875	100.4598	139.64	261,825	2008	2008	0	0	0	12.75	87.25

1 SNGL FAM 100% - 2025 Heated Area: 1545 HX Base Yr 2025



45153 WEAVER CIR, CALLAHAN

BLD DATE	07/01/2008 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		228,442
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		278,442
SOH/AGL Deduction		9,898
ASSESSED VALUE		268,544
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,133
TOTAL JUST VALUE		278,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/1414	12/20/2024	WD	Q	I	01	315,000
GRANTOR: GREENE TIMOTHY W						
GRANTEE: WHALEY DUSTIN COLIN						
2342/1978	2/28/2020	WD	Q	I	01	221,000
GRANTOR: BUNTING CODY A & COLE						
GRANTEE: GREENE TIMOTHY W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W20 W20 S45 E13 S1 E1 N6 E5 N6 E21 N34 $
FGR=[YR=2008;ORIG=-21,46] S8 E21 N20 W21 S12 $
FSP=[YR=2008;ORIG=-20,0] N10 W20 S10 E20 $
FOP=[YR=2008;ORIG=-26,46] E5 N6 W5 S6 $
PTO=[YR=2027;ORIG=-20,0] E20 N10 W20 S10 $
.

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