LOT 18
BRANCH CREEK PB 7/343

**MIZELL DEVIN & ERICA**
45167 WEAVER CIR
CALLAHAN, FL 32011

**2026**

**32-2N-25-019B-0018-0000**

## BUILDING CHARACTERISTICS

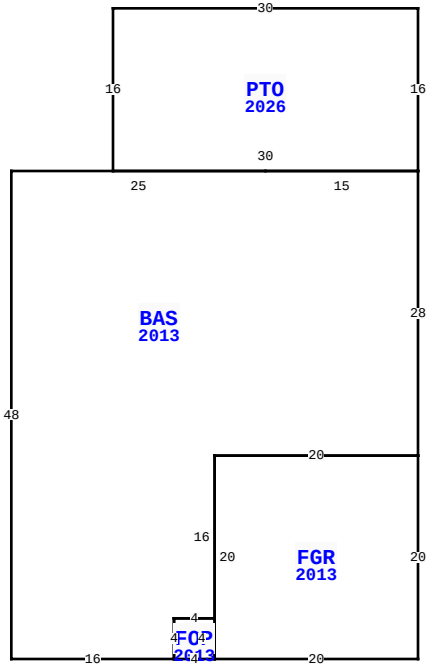
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 1,504 | 100 | 2013 | 1,504 | 197,359 |
| FGR | 400 | 55 | 2013 | 220 | 28,869 |
| FOP | 16 | 30 | 2013 | 5 | 656 |
| PTO | 480 | 5 | 2026 | 24 | 3,150 |
| TOTALS | 2,400 | | | 1,753 | 230,034 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,753 | 99.9000 | 138.86 | 243,422 | 2013 | 2013 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SNGL FAM 100% - 2022 Heated Area: 1504 HX Base Yr 2022




45167 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 | | 230,034 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 280,034 |
| SOH/AGL Deduction | | 42,876 |
| ASSESSED VALUE | | 237,158 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 185,747 |
| TOTAL JUST VALUE | | 280,034 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 267,914 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2524/0147 | 12/22/2021 | WD | Q | I | 02 | 280,000 |
| GRANTOR: GUSMAN KATHERINE A & | | | | | | |
| GRANTEE: MIZELL DEVIN & ERIC | | | | | | |
| 2129/0171 | 6/23/2017 | WD | Q | I | 01 | 179,000 |
| GRANTOR: DRIVER MICHAEL J & LE | | | | | | |
| GRANTEE: GUSMAN KATHERINE A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W15 W25 S48 E16 N4 E4 N16 E20 N28 $
FGR=[YR=2013;ORIG=-20,48] E20 N20 W20 S20 $
FOP=[YR=2013;ORIG=-24,48] E4 N4 W4 S4 $
PTO=[YR=2026;ORIG=-30,-16] E30 S16 W30 N16 $
.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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