LOT 22
IN OR 1891/1645
BRANCH CREEK PB 7/343

HUDGINS REBECCA A
45205 WEAVER CIRCLE
CALLAHAN, FL 32011

2026

32-2N-25-019B-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

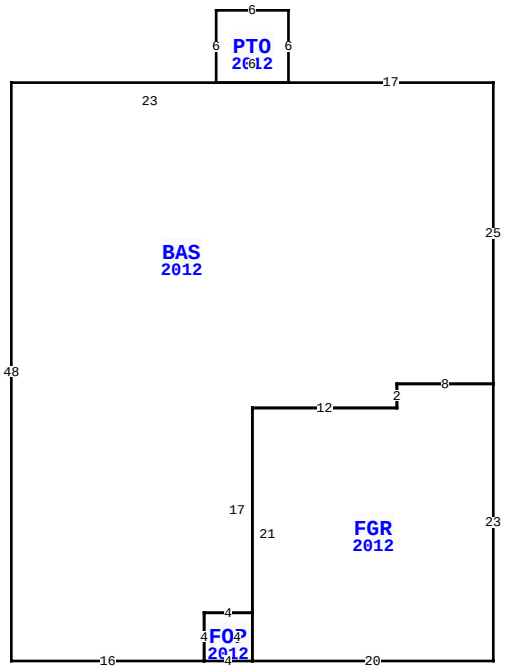
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,468	100	2012	1,468	185,727
FGR	436	55	2012	240	30,364
FOP	16	30	2012	5	632
PTO	36	5	2012	2	253
TOTALS	1,956			1,715	216,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,715	98.0100	136.23	233,634	2012	2012	0	0	0	7.13	92.87

1 SNGL FAM 100% - 2015 Heated Area: 1468 HX Base Yr 2015



45205 WEAVER CIR, CALLAHAN

BLD DATE		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		216,976
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		266,976
SOH/AGL Deduction		128,265
ASSESSED VALUE		138,711
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,300
TOTAL JUST VALUE		266,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1891/1645	12/03/2013	WD	Q	I	01	135,000

GRANTOR: BRANCH CREEK LLC
GRANTEE: HUDGINS REBECCA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 PTO=[YR=2012] N6 W6 S6 E6$ W23 S48 E16
FOP=[YR=2012] E4 FGR=[YR=2012] E20 N23 W8 S2 W12 S21 $ N4 W4 S4$ N4 E4 N17 E12 N2 E8 N25$.

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