LOT 24
IN OR 2158/1545
BRANCH CREEK PB 7/343

SLOAN SARA R
45219 WEAVER CIR
CALLAHAN, FL 32011

2026

32-2N-25-019B-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

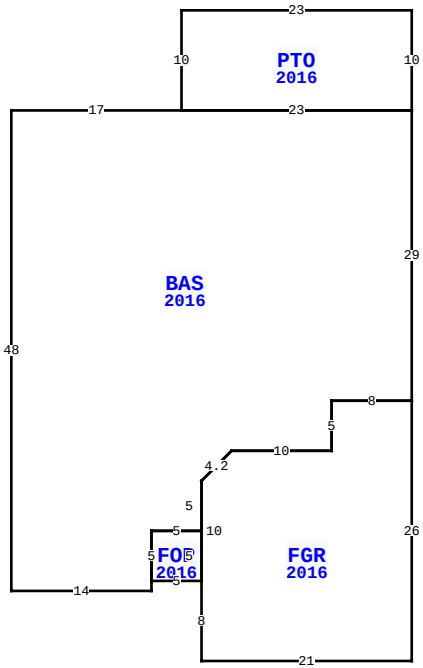
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,561	100	2016	1,561	200,309
FGR	477	55	2016	262	33,620
FOP	25	30	2016	8	1,027
PTO	230	5	2016	12	1,540
TOTALS	2,293			1,843	236,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,843	99.0000	137.61	253,615	2016	2016	0	0	0	6.75	93.25

1 SNGL FAM 100% - 2018 Heated Area: 1561 HX Base Yr 2018



45219 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		236,496
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		286,496
SOH/AGL Deduction		115,655
ASSESSED VALUE		170,841
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,430
TOTAL JUST VALUE		286,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3738	NEW CONSTR	75,117	11/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2158/1545	11/15/2017	WD	Q	I	01	165,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: SLOAN SARA R						
1996/0054	8/07/2015	WD	U	V	11	100
GRANTOR: BRANCH CREEK LLC						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W23 S10 BAS=[YR=2016] W17 S48 E14 N1
FOP=[YR=2016] E5 FGR=[YR=2016] S8 E21 N26 W8 S5 W10 D3 L3
S10$ N5 W5 S5$ N5 E5 N5 U3 R3 E10 N5 E8 N29 W23$ E23 N10$.

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 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS