LOT 29
BRANCH CREEK PB 7/343

LISTON EDWARD S & HEATHER A
45271 WEAVER CIR
CALLAHAN, FL 32011

2026

32-2N-25-019B-0029-0000

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

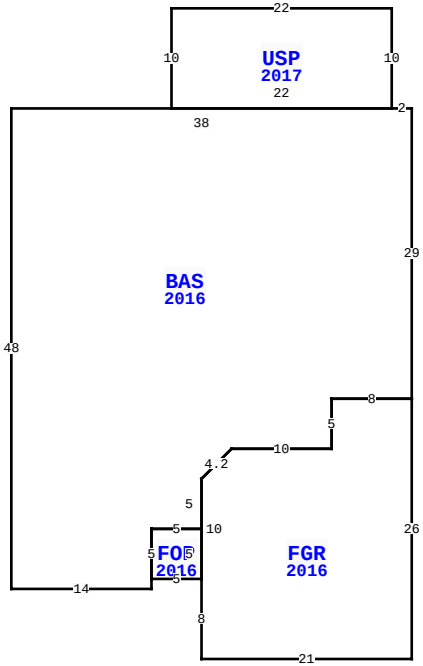
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	07
NEIGHBORHOOD/LOC	7004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100	2016	1,561	196,306
FGR	477	55	2016	262	32,948
FOP	25	30	2016	8	1,006
USP	220	30	2017	66	8,300
TOTALS	2,283			1,897	238,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,897	97.0200	134.86	255,829	2016	2016	0	0	0	6.75	93.25

1 SNGL FAM 100% - 2024 Heated Area: 1561 HX Base Yr 2024



45271 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		238,561
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		288,561
SOH/AGL Deduction		9,226
ASSESSED VALUE		279,335
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		227,924
TOTAL JUST VALUE		288,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3832	REPAIR/RRF	0	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/0338	5/05/2022	WD	Q	I	01	343,000
GRANTOR: GROSS DAVID M & JUDIT						
GRANTEE: LISTON EDWARD S & H						
2028/1613	2/12/2016	WD	Q	I	01	161,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: GROSS DAVID M & JUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W2 USP=[YR=2017] N10 W22 S10 E22$ W38 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$.

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