LOT 31
BRANCH CREEK PB 7/343

X&Y WEAVER LLC
11557 RED KOI DR
JACKSONVILLE, FL 32226

2026

32-2N-25-019B-0031-0000

BUILDING CHARACTERISTICS

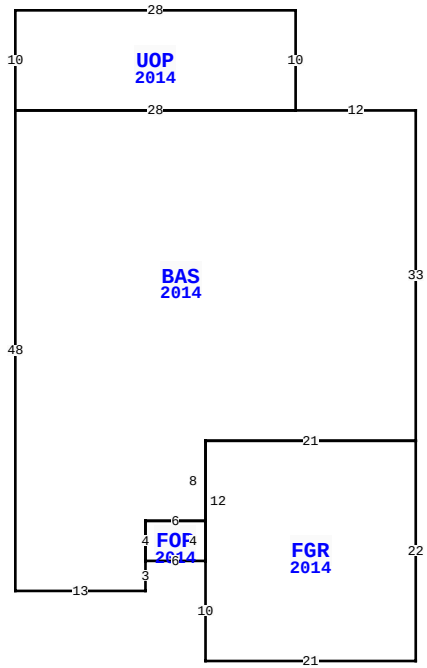
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,563	100	2014	1,563	193,396
FGR	462	55	2014	254	31,428
FOP	24	30	2014	7	866
UOP	280	20	2014	56	6,929
TOTALS	2,329			1,880	232,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,880	97.0200	134.86	253,537	2014	2014	0	0	0	8.25	91.75

1 SNGL FAM 0% - 0 Heated Area: 1563 HX Base Yr



45285 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	232,620
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	282,620
SOH/AGL Deduction	0
ASSESSED VALUE	282,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,620
TOTAL JUST VALUE	282,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3816	NEW CONSTR	74,852	11/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2532/0917	2/15/2021	WD	U	I	11	100
GRANTOR: YANG XING BIAO &						
GRANTEE: X&Y WEAVER LLC						
2218/1193	8/15/2018	WD	Q	I	01	187,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: YANG XING BIAO & YU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 UOP=[YR=2014] N10 W28 S10 E28$ W28 S48 E13 N3 FOP=[YR=2014] E6 FGR=[YR=2014] S10 E21 N22 W21 S12$ N4 W6 S4$ N4 E6 N8 E21 N33$.

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	0	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