LOT 32
IN OR 1857/30
BRANCH CREEK PB 7/343

CREWS MELISSA D
45287 WEAVER CIRCLE
CALLAHAN, FL 32011

2026

32-2N-25-019B-0032-0000

BUILDING CHARACTERISTICS

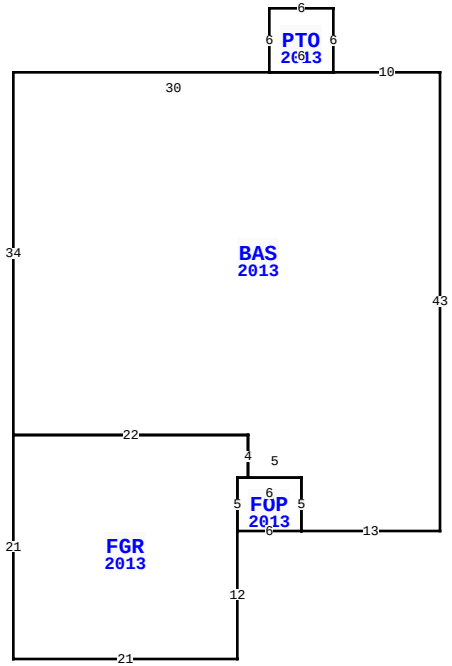
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,497	100	2013	1,497	189,164
FGR	445	55	2013	245	30,959
FOP	30	30	2013	9	1,138
PTO	36	5	2013	2	253
TOTALS	2,008			1,753	221,514

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	9.00	91.00

1 SNGL FAM 100% - 2014 Heated Area: 1497 HX Base Yr 2014



45287 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		221,514
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		271,514
SOH/AGL Deduction		138,394
ASSESSED VALUE		133,120
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,709
TOTAL JUST VALUE		271,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1857/0030	5/14/2013	WD	Q	I	01	145,000

GRANTOR: BRANCH CREEK LLC
GRANTEE: CREWS MELISSA D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W10 PTO=[YR=2013] N6 W6 S6 E6$ W30 S34
FGR=[YR=2013] S21 E21 N12 FOP=[YR=2013] E6 N5 W6 S5$ N5 E1 N4 W22$ E22 S4 E5 S5 E13 N43$.

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