LOT 47
BRANCH CREEK PB 7/343

YANG YUNZHEN
45314 WEAVER CIR
CALLAHAN, FL 32011

2026

32-2N-25-019B-0047-0000

BUILDING CHARACTERISTICS

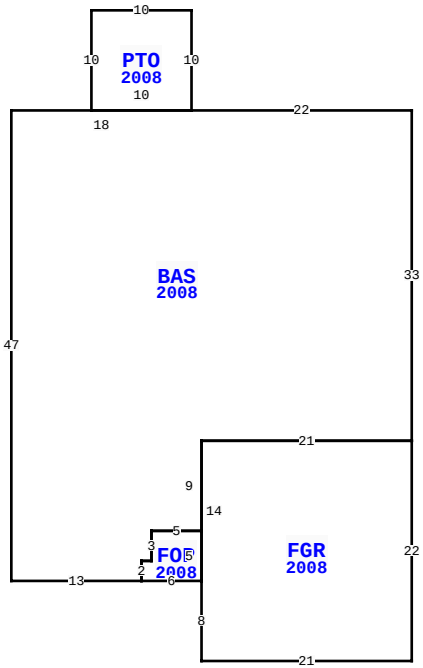
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,559	100	2008	1,559	193,819
FGR	462	55	2008	254	31,578
FOP	27	30	2008	8	995
PTO	100	5	2008	5	621
TOTALS	2,148			1,826	227,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,826	102.5100	142.49	260,187	2008	2008	0	0	0	12.75	87.25

1 SNGL FAM 0% - 0 Heated Area: 1559 HX Base Yr



BLD DATE	12/10/2008 RK	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

45072 WEAVER CIR, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	227,013
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	277,013
SOH/AGL Deduction	11,075
ASSESSED VALUE	265,938
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,938
TOTAL JUST VALUE	277,013
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2318/1693	11/12/2019	WD	Q	I	01	204,000
GRANTOR: WADDELL JEFFREY B & S						
GRANTEE: YANG YUNZHEN						
1598/1508	12/30/2008	WD	Q	I		169,900
GRANTOR: BRANCH CREEK LLC						
GRANTEE: WADDELL JEFFREY B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 PTO=[YR=2008] N10 W10 S10 E10 $ W18 S47 E13 FOP=[YR=2008] E6 FGR=[YR=2008] S8 E21 N22 W21 S14 $ N5 W5 S3 W1 S2 $ N2 E1 N3 E5 N9 E21 N33 $.

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	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