

PT GOVT LOTS 5 & 6 & PT
H E PICKETT SUB PBK 0/29
IN OR 1870/1354(EX PAR'S 63-1,

MORRIS TYLER T & JENNA R
45002 CLEMMONS RD
CALLAHAN, FL 32011

2024

29-2N-25-0000-0062-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6														
Exterior Wall	11	BD/BTN AVG 50	0900	01	2,938	96.4440	120.56	354,205	2019	2019	0	0	0	2.00	98.00	VALUATION BY STANDARD													
Exterior Wall	15	CONC BLOCK 50	2 SNGL FAM - 100% - 2014													Heated Area: 2062 HX Base Yr 2014													
Roof Structure	03	GABLE/HIP 100																											
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	13	LVT/LAMMT 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
Frame	03	MASONRY 100																											
Stories	2.	2. 100																											
Units		0 100																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality			02	Quality Level 02																									
DOR CODE			5000IMPROVED AG																										
MAP NUM																MKT AREA 08													
NEIGHBORHOOD/LOC			8001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAL	40	15	6	709																									
BAL	350	15	52	6,144																									
BAL	424	15	64	7,562																									
BAS	2,062	100	2,062	243,623																									
FCP	2,062	25	516	60,965																									
FOP	536	30	161	19,022																									
STR	72	10	7	827																									
UOP	350	20	70	8,270																									
TOTALS			5,896	2,938	347,121																								
EXTRA FEATURES			45002 CLEMMONS RD, CALLAHAN																										
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												
1	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2019	2019	3	98	2,548													
2	0203	BARN MTL 0	2	100	40	18	720.00	SF	18.00	18.00	100	2024	2018		87	11,275													
3	0300	BOAT DCK W	2	100	30	3	90.00	SF	40.00	40.00	50	2024	2020		143	5,148													
LAND DESCRIPTION			TOTAL OB/XF													18,971													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000												
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	19.39	AC		1.00	1.00	1.00	225.00	225.00	4,363												
3	005010	A	SVCE ACRGE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	500.00	500.00	2,500												
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	25.39	AC		1.00	1.00	0.70	14,000.00	9,800.00	248,822												
REVIEW DATE 01/06/2023 BY KWA Total Acres: 25.39 Total Land Value: 41,863 Market: 248,822 Agricultural: 6,863 Common: 35,000 PRINTED 08/06/2024 BY SYS																													

MORRIS TYLER T & JENNA R
45002 CLEMMONS RD
CALLAHAN, FL 32011

29-2N-25-0000-0062-0020

[illegible]