

PT LOTS 2,3,10,11 & PT OF
UNDEVELOPED 30FT ROADWAYS
IN OR 765/1149 (EX PAR 62-4 OF

BRIGGS VIRGINIA G
45102 CLEMMONS ROAD
CALLAHAN, FL 32011

2024

29-2N-25-0000-0062-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM	MKT AREA 08	
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	92,664
FOP	65	30	20	1,343
FST	80	55	44	2,955
UCP	288	20	58	3,895
UDG	600	55	330	22,159
TOTALS	2,413		1,832	123,014

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0940	SHEDS/PORT	0 100	8	12	96.00	SF	19.50	
3	0810	CONCRETE A	0 100	0	0	489.00	SF	6.50	
4	0350	CARPORT WD	0 100	28	20	560.00	SF	13.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	0.98

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,832	105.5000	100.22	183,603	1963	1963	0	0	0 33.00	67.00	
1 SINGLE FAM - 100% - 1997 Heated Area: 1380 HX Base Yr 1997												
45102 CLEMMONS RD, CALLAHAN												

TOTAL OB/XF 5,089												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1963	1963
2	0940	SHEDS/PORT	0 100	8	12	96.00	SF	19.50	19.50	100	1985	1985
3	0810	CONCRETE A	0 100	0	0	489.00	SF	6.50	6.50	100	1998	1998
4	0350	CARPORT WD	0 100	28	20	560.00	SF	13.00	13.00	100	1998	1998

TOTAL OB/XF 5,089												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	0.98	AC		1.00

Total Acres: 0.98 Total Land Value: 34,300 Market: 0 Agricultural: 0 Common: 34,300

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		123,014	
TOTAL MARKET OB/XF VALUE		5,089	
TOTAL LAND VALUE - MARKET		34,300	
TOTAL MARKET VALUE		162,403	
SOH/AGL Deduction		72,008	
ASSESSED VALUE		90,395	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		35,395	
TOTAL JUST VALUE		162,403	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		157,660	

ALSO SEE PRCL: 29-2N-25-0000-0062-0050
PRCL:0:2: MISC SHEDS & CC = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0765/1149	7/19/1996	WD U	I	I	01	45,000	
GRANTOR: BRIGGS WM E & EVELYN							
GRANTEE: BRIGGS WM M & VIRGI							

BUILDING NOTES							

BUILDING DIMENSIONS
BAS=[YR=1993] W35 N8 W10 S8 W1 S12 FST=[YR=1993] S8 E10 N8 W10\$ E10 S8 W10 S10 E22 FOP=[YR=1993] S5 E13 N5 W13\$ E24 N30\$ PTR=E15 UDG=[YR=1993] E20 S6 UCP=[YR=1993] E12 S24 W12 N24 \$ S24 W20 N30\$ W15\$.
