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

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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

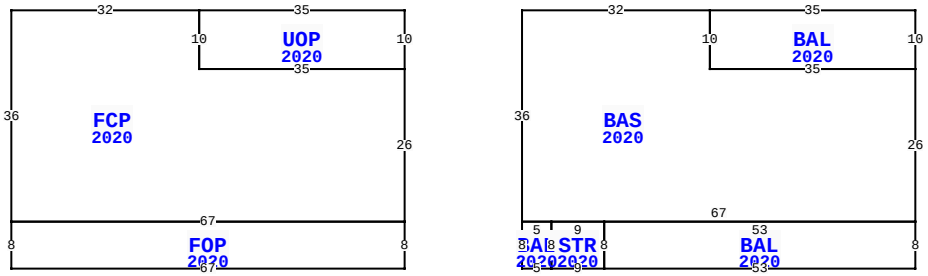
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	2020	6	745
BAL	350	15	2020	52	6,455
BAL	424	15	2020	64	7,944
BAS	2,062	100	2020	2,062	255,950
FCP	2,062	25	2020	516	64,050
FOP	536	30	2020	161	19,985
STR	72	10	2020	7	869
UOP	350	20	2020	70	8,689
TOTALS	5,896			2,938	364,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,938	96.4440	127.31	374,037	2019	2019	0	0	0	2.50	97.50

2 SNGL FAM – 100% - 2014 Heated Area: 2062 HX Base Yr 2014



45002 CLEMMONS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/20/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		368,811
TOTAL MARKET OB/XF VALUE		18,448
TOTAL LAND VALUE - MARKET		302,708
TOTAL MARKET VALUE		438,472
SOH/AGL Deduction		179,791
ASSESSED VALUE		258,681
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,959
TOTAL JUST VALUE		689,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009740	CO ISSUED	0	10/09/2019
18009740	NEW CONSTR	263,949	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1870/1354	7/29/2013	WD	Q	I	02	240,000
GRANTOR: WHITE CHONG & BARBARA						
GRANTEE: MORRIS TYLER T & JE						
1517/0339	8/06/2007	TD	U	I	07	100
GRANTOR: BRIGGS WILLIAM E & EV						
GRANTEE: WHITE CHONG & BARBA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2020] W35 FCP=[YR=2020] W32 S36 FOP=[YR=2020] S8 E67 N8 W67$ E67 N26 W35 N10$ S10 E35 N10$ PTR=E20 BAS=[YR=2020] E32 BAL=[YR=2020] E35 S10 W35 N10$ S10 E35 S26 BAL=[YR=2020] S8 W53 STR=[YR=2020] W9 BAL=[YR=2020] W5 N8 E5 S8$ N8 E9 S8$ N8 E53$ W67 N36$ W20$.

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
1	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2019	2019	3	97	2,522	
2	0203	BARN MTL 0	2	100	40	18	720.00	SF	18.00	18.00	100	2024	2018		84	10,886	
3	0300	BOAT DCK W	2	100	30	3	90.00	SF	40.00	40.00	50	2024	2020		140	5,040	

LAND DESCRIPTION

TOTAL OB/XF 18,448

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
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	006005	A	PASTURE - GR	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	25.39	AC		1.00	1.00	0.70	14,500.00	10,150.00	257,708							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 25.39 Total Land Value: 51,213 Market: 257,708 Agricultural: 6,213 Common: 45,000 PRINTED 07/30/2025 BY SYS

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

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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

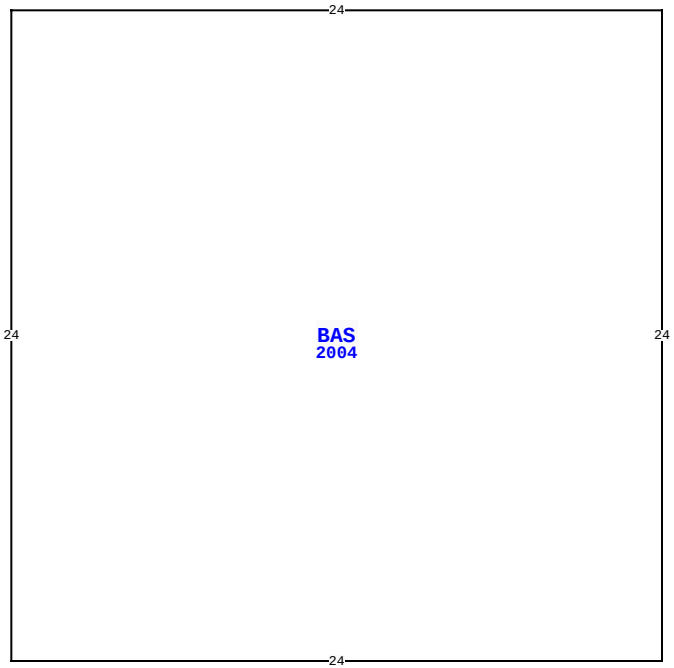
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2004	576	4,125
TOTALS	576			576	4,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	64.5150	23.87	13,749	2004	2004	40	0	0	30.00	30.00

3 GARAGE RES – 100% - 2014 Heated Area: 576 HX Base Yr 2014



45002 CLEMMONS RD, CALLAHAN

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BRIGGS WILLIAM E & EV						
GRANTEE: WHITE CHONG & BARBA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 S24 E24 N24$.

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 25.39 Total Land Value: 51,213 Market: 257,708 Agricultural: 6,213 Common: 45,000 PRINTED 07/30/2025 BY SYS