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

2025

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

BUILDING CHARACTERISTICS

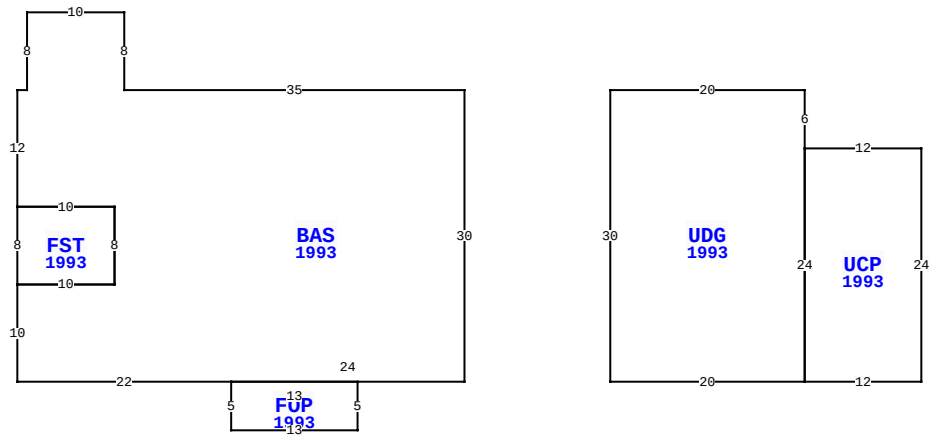
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	96,453
FOP	65	30	1993	20	1,398
FST	80	55	1993	44	3,075
UCP	288	20	1993	58	4,054
UDG	600	55	1993	330	23,065
TOTALS	2,413			1,832	128,045

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	105.50	193,276	1963	1963	0	0	0	33.75	66.25

1 SINGLE FAM – 100% - 1997 Heated Area: 1380 HX Base Yr 1997



45102 CLEMMONS RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		128,045
TOTAL MARKET OB/XF VALUE		4,990
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		177,135
SOH/AGL Deduction		84,119
ASSESSED VALUE		93,016
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		37,294
TOTAL JUST VALUE		177,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,403

ALSO SEE PRCL 29-2N-25-0000-0062-0050

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	Q	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$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1963	1963	3	24	840	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	19.50	19.50	100	1985	1985	3	20	374	
3	0810	CONCRETE A	0	100	0	0	489.00	SF	6.50	6.50	100	1998	1998	3	73	2,320	
4	0350	CARPORT WD	0	100	28	20	560.00	SF	13.00	13.00	100	1998	1998	3	20	1,456	

LAND DESCRIPTION

TOTAL OB/XF 4,990

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	0005	OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	45,000.00	45,000.00	44,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.98 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 07/30/2025 BY SYS