PT OF LOT 1
IN OR 262 PG 289
ANNEXED TOWN OF CALLAHAN PER

PUMPHREY GAYLE M/PUMPHREY RICHARD A EST
45137 CLEMMONS RD
CALLAHAN, FL 32011

2025

49-2N-25-4100-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

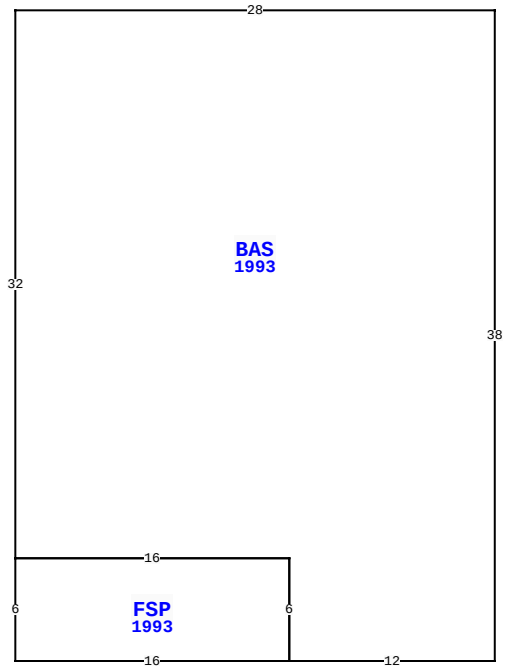
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100	1993	968	87,174
FSP	96	40	1993	38	3,422
TOTALS	1,064			1,006	90,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,006	110.1600	110.16	110,821	1959	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 1979 Heated Area: 968 HX Base Yr 1979



45137 CLEMMONS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		90,596
TOTAL MARKET OB/XF VALUE		6,464
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		164,560
SOH/AGL Deduction		108,102
ASSESSED VALUE		56,458
TOTAL EXEMPTION VALUE	HX HB WX	36,458
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		164,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0262/0289	4/01/1978	PR	U	I		12,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S32 FSP=[YR=1993] S6 E16 N6 W16$ E16 S6 E12 N38$.

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	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	1985	1985	3	20	512	
2	0510	GARAGE WD-	0	100	30	16	480.00	SF	35.00	35.00	100	1995	1995	3	20	3,360	
3	0940	SHEDS/PORT	0	100	36	12	432.00	SF	30.00	30.00	100	1995	1995	3	20	2,592	

LAND DESCRIPTION

TOTAL OB/XF 6,464

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	CH	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS