IN OR 2109/443

MORRIS TYLER & JENNA
45002 CLEMMONS RD
CALLAHAN, FL 32011

2026

29-2N-25-0000-0062-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

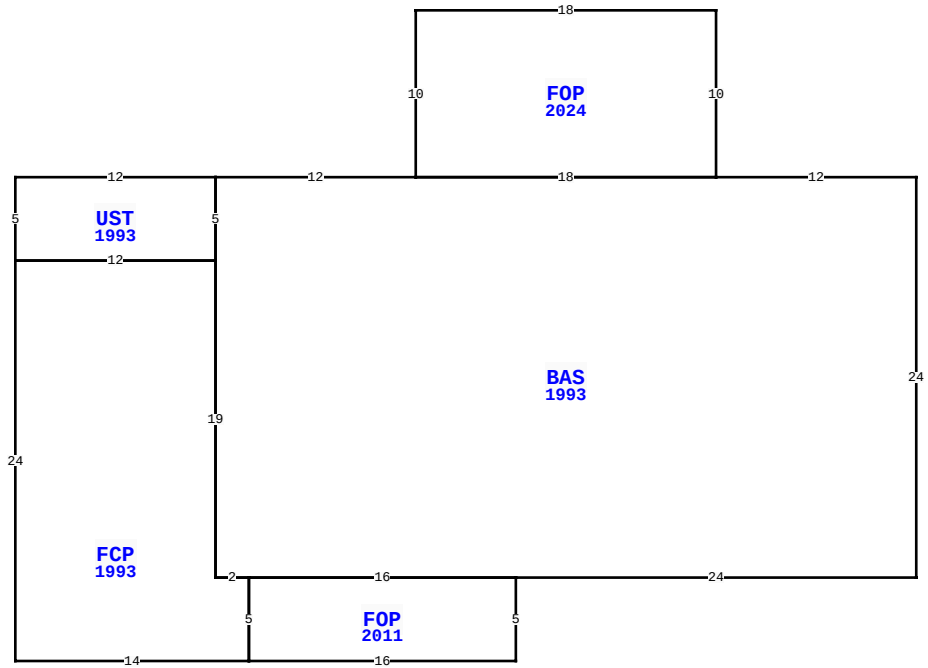
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	94,989
FCP	298	25	1993	74	6,973
FOP	80	30	2011	24	2,262
FOP	180	30	2024	54	5,089
UST	60	45	1993	27	2,545
TOTALS	1,626			1,187	111,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,187	117.9780	123.88	147,046	1965	1965	0	0	0	23.93	76.07

1 SINGLE FAM 0% - 0 Heated Area: 1008 HX Base Yr



45054 CLEMMONS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	111,858
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	161,858
SOH/AGL Deduction	10,367
ASSESSED VALUE	151,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,491
TOTAL JUST VALUE	161,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,181

EYB ADJSTD FOR REMODELING: 10/23KW

MISC STRG = NV: KW10/23

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26008	REMODEL	3,475	05/01/2012
5745	CHNGE SRVC	0	02/27/1989
4962	REPAIR/RRF	2,275	06/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2109/0443	3/28/2017	WD	Q	I	01	100,000
GRANTOR: WADE JAYE BLAIR & DEB						
GRANTEE: MORRIS TYLER & JENN						
2109/0433	3/20/2017	WD	U	I	11	100
GRANTOR: LOCKER DEBORAH LYNN A						
GRANTEE: WADE JAYE BLAIR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W12 W18 W12 S5 S19 E2 E16 E24 N24 $
FCP=[YR=1993;ORIG=-54,5] S24 E14 N5 W2 N19 W12 $
FOP=[YR=2011;ORIG=-40,29] E16 N5 W16 S5 $
UST=[YR=1993;ORIG=-42,0] W12 S5 E12 N5 $
FOP=[YR=2024;ORIG=-30,0] E18 N10 W18 S10 $
.

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
1	000100	C	RES	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS