PT OF LOT 1 IN OR 1238/956
SECTION 49 SUB PBK 2/15

MAYNARD BETTY JEAN
45089 CLEMMONS ROAD
CALLAHAN, FL 32011

2026

49-2N-25-4100-0001-0061

BUILDING CHARACTERISTICS

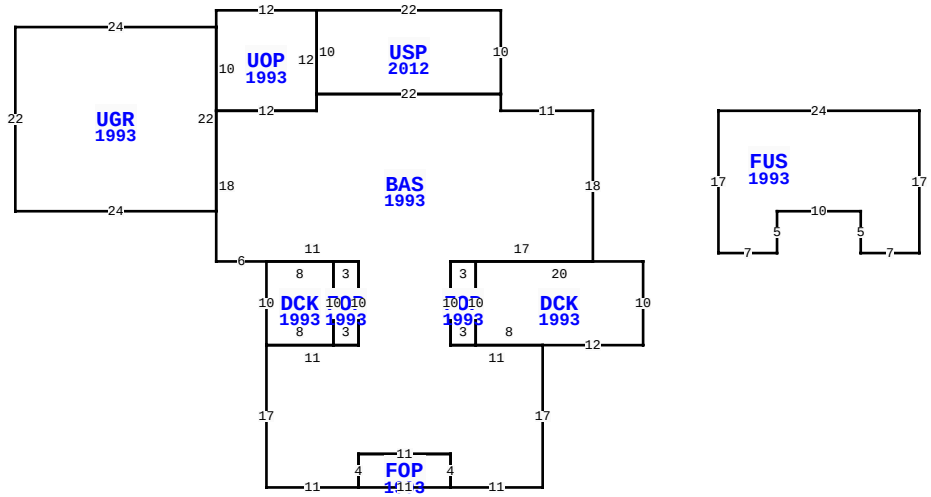
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,481	100	1993	1,481	122,325
DCK	80	10	1993	8	661
DCK	200	10	1993	20	1,652
FOP	30	30	1993	9	743
FOP	30	30	1993	9	743
FOP	44	30	1993	13	1,074
FUS	358	100	1993	358	29,570
UGR	528	45	1993	238	19,658
UOP	144	20	1993	29	2,395
USP	220	30	2012	66	5,451
TOTALS	3,115			2,231	184,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,231	108.8780	114.32	255,048	1988	1988	0	0	0	27.75	72.25

1 SINGLE FAM 0% - 0 Heated Area: 1839 HX Base Yr



45089 CLEMMONS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	184,272
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	270,472
SOH/AGL Deduction	28,403
ASSESSED VALUE	242,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,069
TOTAL JUST VALUE	270,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213192	REPAIR/RRF	26,000	10/01/2012
3598	N/A	34,000	09/08/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1238/0956	6/16/2004	WD	Q	I	01	100
GRANTOR: MCFARLANE RANDY J & D						
GRANTEE: MAYNARD BETTY JEAN						
1030/0210	1/09/2002	WD	U	I	21	112,900
GRANTOR: WATSON CARROLL D & PA						
GRANTEE: MCFARLANE RANDY & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N2 USP=[YR=2012] N10 W22 UOP=[YR=1993] W12 S2 UGR=[YR=1993] W24 S22 E24 N22 $ S10 E12 N12$ S10 E22 $ W22 S2 W12 S18 E6 DCK=[YR=1993] S10 E8 FOP=[YR=1993] E3 N10 W3 S10 $ N10 W8 $ E11 S10 W11 S17 E11 FOP=[YR=1993] E11 N4 W11 S4 $ N4 E11 S4 E11 N17 DCK=[YR=1993] E12 N10 W20 FOP=[YR=1993] W3 S10 E3 N10$ S10 E8 $ W11 N10 E17 N18 $ PTR= E15 FUS=[YR=1993] E24 S17 W7 N5 W10 S5 W7 N17 $ 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0		CH	0.00	0.00	1.70	AC		1.00	1.00	1.00	50,000.00	50,000.00	85,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.70 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS