

LOT 25
ESMT OR 1873/158
TUPELO PLANTATION PB 7/206

SPRADLEY JOHN KEITH JR/MORRIS DEANNA CHEREE
34308 LOBLOLLY LANE
CALLAHAN, FL 32011

2023

16-1N-24-2090-0025-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	0 100
Units	0 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 09

NEIGHBORHOOD/LOC	9013.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,621	100	1,621	189,050
FGR	529	55	291	33,938
FOP	188	30	56	6,531
FOP	287	30	86	10,030
FUS	690	100	690	80,472

TOTALS	3,315	2,744	320,020
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EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C

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
1	0812	CONCRETE C	0	100	0	0			2,110.00	SF	4.00				8,187	

LAND DESCRIPTION	
L N	USE CODE
1	000115 C
2	009605 C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,744	102.6000	121.84	334,329	2013	2013	0	0	4.28	95.72
1 SNGL FAM - 100% - 2021											
Heated Area: 2311											
HX Base Yr 2021											

34308 LOBLOLLY LN, CALLAHAN	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			320,020
TOTAL MARKET OB/XF VALUE			8,187
TOTAL LAND VALUE - MARKET			152,300
TOTAL MARKET VALUE			480,507
SOH/AGL Deduction			75,862
ASSESSED VALUE			404,645
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			354,645
TOTAL JUST VALUE			480,507
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			471,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327531	C0 ISSUED	0	04/17/2014
M1319917	H/AC	0	10/01/2013
E1326631	NEW CONSTR	0	09/01/2013
B1327531	NEW CONSTR	278,617	08/01/2013
P1316793	NEW CONSTR	0	08/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2399/1158	10/01/2020	WD	Q	I	01
GRANTOR: MASTERS CLIFFORD M &					
GRANTEE: SPRADLEY JOHN KEITH					
2233/1155	10/22/2018	WD	Q	I	02
GRANTOR: WARREN KENNETH R & MA					
GRANTEE: MASTERS CLIFFORD M					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=2013] W21 S10 BAS=[YR=2013] W30 S27 FOP=[YR=2013] W8 S18 E26 N7 W1 N1 W17 N10\$ S10 E17 S1 E11 FGR=[YR=2013] S9 E23 N23 W23 S14\$ N14 E23 N24 W8 U2 L2 W9 D2 L2 \$ U2 R2 E9 D2 R2 E8 N10\$ PTR=E20 FUS=[YR=2013] E16 E12 S18 N18 W12 S11 D7 R7 E5 S20 W11 N1 W6 E6 N17 E4 N1 U7 L7 L3 D2 S22 W11 N36\$ W20\$.	

LAND DESCRIPTION										TOTAL OB/XF										8,187									
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	000115	C	SFR ACRES	100		PUD	0.00	0.00	6.90	AC		1.00	1.00	1.00	19,000.00	19,000.00	131,100												
2	009605	C	WETLANDS	0		PUD	0.00	0.00	5.30	AC		1.00	1.00	1.00	4,000.00	4,000.00	21,200												
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