

LOT 1 1987 CHAM SW/MH  
EX R/W OR 621/872  
SPRADLEY ESTATES PB 5/375

KLEMMEDSON KEVIN N/WOOTEN-KLEMMEDSON MISTI  
43076 THOMAS CREEK RD  
CALLAHAN, FL 32011

2023

30-1N-25-1920-0001-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	20 FACE BRICK 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	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. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	02 Quality Level 02			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1,482	145,042
FGR	520	55	286	27,991
FOP	250	30	75	7,340
FST	312	55	172	16,834
TOTALS	2,564		2,015	197,207

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,015	103.3410	122.72	247,281	1985	1995		0	20.25	79.75

1 SNGL FAM - 0% - 0 Heated Area: 1482 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			197,207
TOTAL MARKET OB/XF VALUE			29,268
TOTAL LAND VALUE - MARKET			84,640
TOTAL MARKET VALUE			311,115
SOH/AGL Deduction			56,678
ASSESSED VALUE			254,437
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			254,437
TOTAL JUST VALUE			311,115
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4242	MH MOVE-ON	0	11/19/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2334/1504	1/24/2020	WD Q	Q	I	01	259,000

GRANTOR: SPRADLEY ROBERT E SR  
GRANTEE: KLEMMEDSON KEVIN N

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0510	GARAGE WD-	0	0	40	24	SF	35.00	35.00	100	1999	1999	3	28	9,408	
3	0681	POLE SHED	0	0	40	12	SF	15.00	15.00	100	1999	1999	3	28	2,016	
4	0936	SEPTC TANK	0	0	0	0	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
6	0681	POLE SHED	0	0	40	12	SF	15.00	15.00	100	2007	2007	3	52	3,744	
7	0937	WELL	0	0	0	0	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	

BLD DATE		03/03/2023	NW	LGL DATE	05/19/2023	MLU
XF DATE				AG DATE		
INC DATE						

BUILDING NOTES	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0006	OR	0.00	0.00	5.29	AC		1.00	1.00	1.00	16,000.00	16,000.00	84,640							

BUILDING DIMENSIONS	
BAS=[YR=1993] W51 FST=[YR=1993] W26 S12 FGR=[YR=1993] S20 E26 FOP=[YR=1993] S4 E25 N10 W25 S6\$ N20W26\$ E26 N12\$ S26 E25 S6 E26 N32\$.	