

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

2024

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 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.	1. 100
Units		0 100
Occupancy	00	NONE 100

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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	151,242
FGR	520	55	286	29,187
FOP	250	30	75	7,654
FST	312	55	172	17,553

TOTALS 2,564 2,015 205,635

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	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0510	GARAGE WD-	0	0	40	24	960.00	SF	35.00	35.00	100	1999	1999	3	27	9,072	
3	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	1999	1999	3	27	1,944	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
5	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	2007	2007	3	48	3,456	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	

LAND DESCRIPTION

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							

REVIEW DATE 01/14/2021 BY KWA

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		VALUATION SUMMARY			
0900	01	2,015	103.3410	129.18	260,298	1985	1995	0	0	21.00	79.00		STANDARD			
1 SNGL FAM - 0% - 0													Heated Area: 1482 HX Base Yr			

43076 THOMAS CREEK RD, CALLAHAN

BLD DATE 03/03/2023 NW LGL DATE 05/19/2023 MLU

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1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0510	GARAGE WD-	0	0	40	24	960.00	SF	35.00	35.00	100	1999	1999	3	27	9,072	
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4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
5	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	2007	2007	3	48	3,456	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	

TOTAL OB/XF 28,502

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							

Total Acres: 5.29 Total Land Value: 84,640 Market: 0 Agricultural: 0 Common: 84,640

VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				205,635			
TOTAL MARKET OB/XF VALUE				28,502			
TOTAL LAND VALUE - MARKET				84,640			
TOTAL MARKET VALUE				318,777			
SOH/AGL Deduction				38,896			
ASSESSED VALUE				279,881			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				279,881			
TOTAL JUST VALUE				318,777			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				311,115			

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	I	01	259,000	

GRANTOR: SPRADLEY ROBERT E SR

GRANTEE: KLEMMEDSON KEVIN N

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BUILDING NOTES

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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\$.

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