LOT 3
SPRADLEY ESTATES PB 5/375

SPRADLEY ROBERT EDWARD SR
43052 THOMAS CREEK RD
CALLAHAN, FL 32011

2024

30-1N-25-1920-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

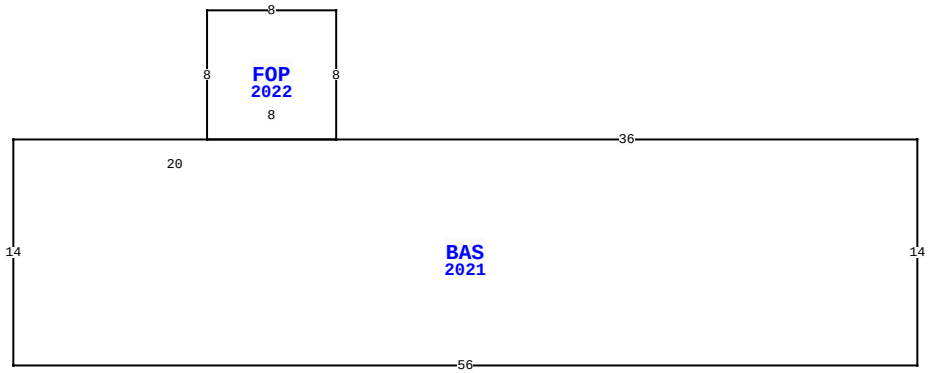
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	51,332
FOP	64	30	19	1,244
TOTALS	848		803	52,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	803	116.4000	87.30	70,102	2014	2014	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2022 Heated Area: 784 HX Base Yr 2022



43052 THOMAS CREEK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		52,576
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		66,850
TOTAL MARKET VALUE		119,426
SOH/AGL Deduction		27,171
ASSESSED VALUE		92,255
TOTAL EXEMPTION VALUE	HX HB VX WR SX	92,255
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		119,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/1374	11/06/2023	QC	U	I	11	100

GRANTOR: COLEMAN RONALD F & KI

GRANTEE: SPRADLEY ROBERT EDW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W36 FOP=[YR=2022] N8 W8 S8 E8$ W20 S14 E56 N14$.

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.91	AC		1.00	1.00	1.00	35,000.00	35,000.00	66,850							

REVIEW DATE 01/09/2023 BY KWX Total Acres: 1.91 Total Land Value: 66,850 Market: 0 Agricultural: 0 Common: 66,850 PRINTED 08/06/2024 BY SYS