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

2025

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
Quality	02	Quality Level 02

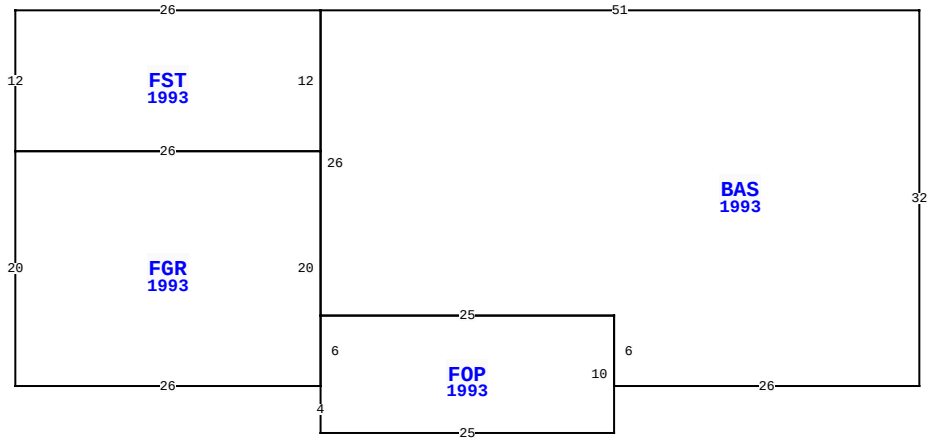
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1993	1,482	158,190
FGR	520	55	1993	286	30,528
FOP	250	30	1993	75	8,006
FST	312	55	1993	172	18,360
TOTALS	2,564			2,015	215,083

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	136.41	274,866	1985	1995	0	0	0	21.75	78.25

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



43076 THOMAS CREEK RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	215,083
TOTAL MARKET OB/XF VALUE	27,736
TOTAL LAND VALUE - MARKET	103,155
TOTAL MARKET VALUE	345,974
SOH/AGL Deduction	38,105
ASSESSED VALUE	307,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,869
TOTAL JUST VALUE	345,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,777

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

BUILDING NOTES

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$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0510	GARAGE WD-	0	0	40	24	960.00	SF	35.00	35.00	100	1999	1999	3	26	8,736	
3	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	1999	1999	3	26	1,872	
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	44	3,168	
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

TOTAL OB/XF 27,736

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	0006	OR	0.00	0.00	5.29	AC		1.00	1.00	1.00	19,500.00	19,500.00	103,155							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 5.29 Total Land Value: 103,155 Market: 0 Agricultural: 0 Common: 103,155 PRINTED 07/30/2025 BY SYS