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

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

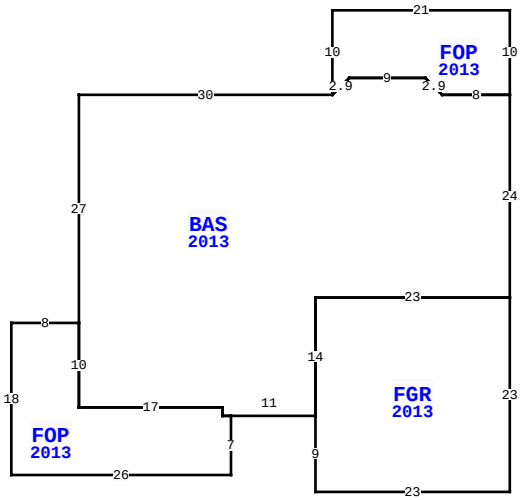
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	

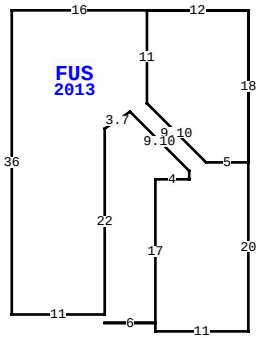
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,621	100	2013	1,621	246,247
FGR	529	55	2013	291	44,206
FOP	188	30	2013	56	8,507
FOP	287	30	2013	86	13,064
FUS	690	100	2013	690	104,819
TOTALS	3,315			2,744	416,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,744	97.2000	161.35	442,744	2013	2013	0	0	0	5.85	94.15

1 SFR CUST 100% - 2021 Heated Area: 2311 HX Base Yr 2021





34308 LOBLOLLY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		416,843
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		149,100
TOTAL MARKET VALUE		565,943
SOH/AGL Deduction		125,492
ASSESSED VALUE		440,451
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		389,040
TOTAL JUST VALUE		565,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327531	CO 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	SALE PRICE
2399/1158	10/01/2020	WD	Q	I	01	446,428
GRANTOR: MASTERS CLIFFORD M &						
GRANTEE: SPRADLEY JOHN KEITH						
2233/1155	10/22/2018	WD	Q	I	02	437,000
GRANTOR: WARREN KENNETH R & MA						
GRANTEE: MASTERS CLIFFORD M						

BUILDING NOTES

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$.

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	000100	C	RES	100	0006	PUD	0.00	0.00	6.90	AC		1.00	1.00	1.00	17,000.00	17,000.00	117,300							
2	009605	C	WETLANDS	100	0006	PUD	0.00	0.00	5.30	AC		1.00	1.00	1.00	6,000.00	6,000.00	31,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 12.20 Total Land Value: 149,100 Market: 0 Agricultural: 0 Common: 149,100 PRINTED 07/09/2026 BY SYS