

LOT 1
EX R/W OR 621/872
SPRADLEY ESTATES PB 5/375

KLEMMEDSON MISTI WYNNE WOOTEN
43076 THOMAS CREEK RD
CALLAHAN, FL 32011

2026

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	153,269
FGR	520	55	1993	286	29,578
FOP	250	30	1993	75	7,757
FST	312	55	1993	172	17,788

TOTALS	2,564			2,015	208,393
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EXTRA FEATURES

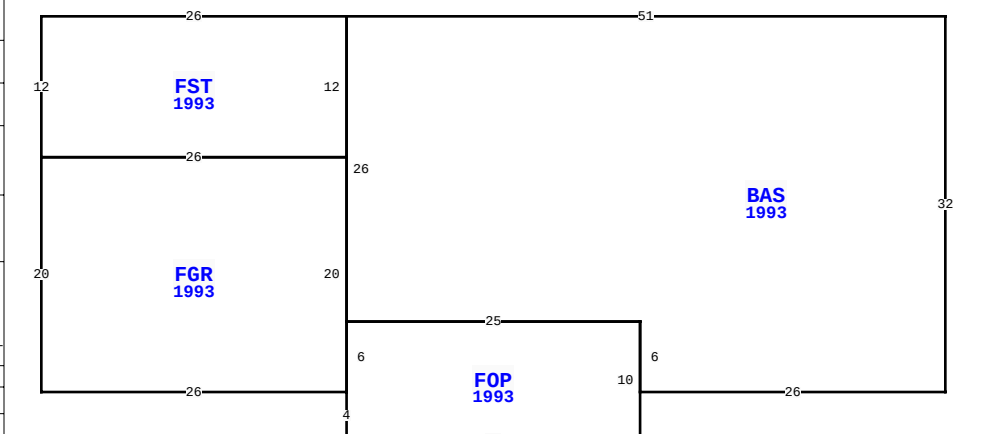
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
2	0510	GARAGE WD-	0	0	40	24	960.00	SF	35.00	35.00	100	1999	1999	3	25	8,400	
3	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	1999	1999	3	25	1,800	
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	40	2,880	
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
1	000100	C	RES	0	0006

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													Heated Area: 1482		HX Base Yr	
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	143.64	289,435	1985	1985		0	0	0	28.00	72.00			
1 SNGL FAM 0% - 0																



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/07/2026
INC DATE			AG DATE	MLU

43076 THOMAS CREEK RD, CALLAHAN

TOTAL OB/XF																	26,970
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Total Acres: 5.29 Total Land Value: 132,250 Market: 0 Agricultural: 0 Common: 132,250

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			208,393
TOTAL MARKET OB/XF VALUE			26,970
TOTAL LAND VALUE - MARKET			132,250
TOTAL MARKET VALUE			367,613
SOH/AGL Deduction			28,957
ASSESSED VALUE			338,656
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			338,656
TOTAL JUST VALUE			367,613
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,974

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
2815/1287	9/12/2025	QC	U	I	11	100
GRANTOR: KLEMMEDSON KEVIN N &						
GRANTEE: KLEMMEDSON MISTI WY						
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\$.

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