LOT 3
SPRADLEY ESTATES PB 5/375

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

2026

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

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

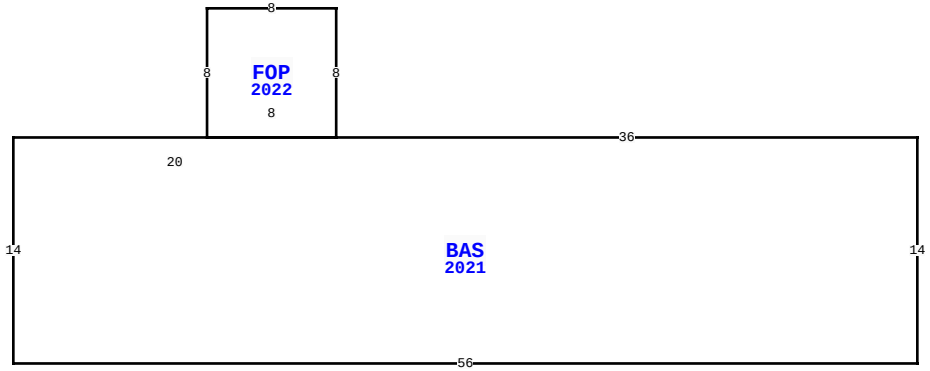
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2021	784	57,492
FOP	64	30	2022	19	1,393
TOTALS	848			803	58,885

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	104.76	84,122	2014	2014	0	0	0	30.00	70.00

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	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		58,885
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		95,500
TOTAL MARKET VALUE		154,385
SOH/AGL Deduction		56,892
ASSESSED VALUE		97,493
TOTAL EXEMPTION VALUE	HX HB VX WR SX	97,493
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		154,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,153

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	000100	C	RES	100		OR	0.00	0.00	1.91	AC		1.00	1.00	1.00	50,000.00	50,000.00	95,500							

REVIEW DATE 01/09/2023 BY KWX Total Acres: 1.91 Total Land Value: 95,500 Market: 0 Agricultural: 0 Common: 95,500 PRINTED 07/09/2026 BY SYS