

LOT D  
IN OR 2056/102  
1984 SUMM DW/MH

BOSTON JOSEPH G & SUZIE H  
56083 COLBY DR  
CALLAHAN, FL 32011

2023

48-3N-25-4195-000D-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 90       |
| Exterior Wall            | 20 | FACE BRICK 10  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 90      |
| Interior Floor           | 08 | SHT VINYL 10   |
| 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            |
| BUD8 Adjustme            | 04 | DIST 01 100    |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME      |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 05 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 5011.00 |
|------------------|---------|

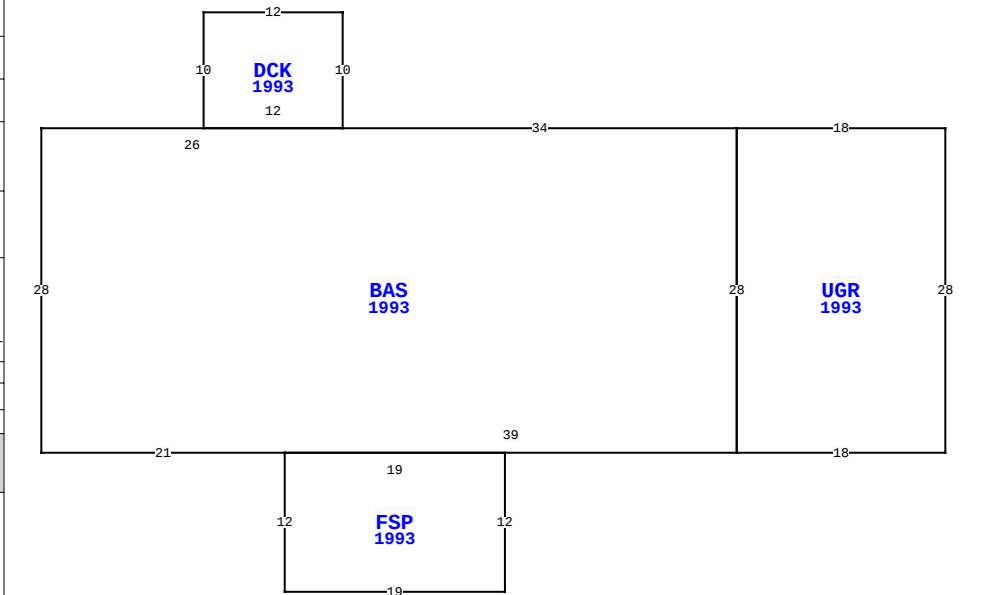
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,680            | 100         | 1,680        | 61,641               |
| DCK       | 120              | 15          | 18           | 660                  |
| FSP       | 228              | 60          | 137          | 5,027                |
| UGR       | 504              | 45          | 227          | 8,329                |

|        |       |       |        |
|--------|-------|-------|--------|
| TOTALS | 2,532 | 2,062 | 75,657 |
|--------|-------|-------|--------|

| EXTRA FEATURES |            |             |         |    |    |       |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|-------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0 100   | 18 | 4  | 72.00 | SF | 6.50     | 6.50           | 100       | 1980    |
| 2              | 0810       | CONCRETE A  | 0 100   | 20 | 3  | 60.00 | SF | 6.50     | 6.50           | 100       | 1980    |
| 5              | 0504       | FP-ELECTRI  | 0 100   | 0  | 0  | 1.00  | UT | 2,000.00 | 2,000.00       | 100       | 1984    |
| 6              | 0940       | SHEDS/PORT  | 0 100   | 8  | 10 | 80.00 | SF | 18.30    | 18.30          | 100       | 2000    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000102   | C   | SFR/MH               | 100 | 0005 | OR       | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

| MARKET ADJUSTMENTS                                        |     |           |             |                |                |      |      |      |      |         |        |
|-----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                      | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0820                                                      | 02  | 2,062     | 117.6000    | 76.44          | 157,619        | 1984 | 2000 | 0    | 0    | 0 52.00 | 48.00  |
| 1 M/H 93- - 100% - 2017 Heated Area: 1680 HX Base Yr 2017 |     |           |             |                |                |      |      |      |      |         |        |



56083 COLBY DR, CALLAHAN

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| NASSAU COUNTY PROPERTY    |              |  |             |
|---------------------------|--------------|--|-------------|
| VALUATION SUMMARY         |              |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD     |  |             |
| Tax Group: 4              | Tax Dist:    |  |             |
| BUILDING MARKET VALUE     | 75,657       |  |             |
| TOTAL MARKET OB/XF VALUE  | 1,754        |  |             |
| TOTAL LAND VALUE - MARKET | 45,000       |  |             |
| TOTAL MARKET VALUE        | 122,411      |  |             |
| SOH/AGL Deduction         | 60,936       |  |             |
| ASSESSED VALUE            | 61,475       |  |             |
| TOTAL EXEMPTION VALUE     | HX HB 36,475 |  |             |
| BASE TAXABLE VALUE        | 25,000       |  |             |
| TOTAL JUST VALUE          | 122,411      |  |             |
| NCON VALUE                | 0            |  |             |
| INCOME VALUE              |              |  |             |
| PREVIOUS YEAR MKT VALUE   | 103,569      |  |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 4290       | N/A         | 15,500 | 08/06/1987 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2056/0102                      | 6/24/2016 | WD        | Q   | I   | 02     | 70,000     |  |
| GRANTOR: BLACK DONNA RUTH &    |           |           |     |     |        |            |  |
| GRANTEE: BOSTON JOSEPH G & S   |           |           |     |     |        |            |  |
| 2033/0420                      | 3/10/2016 | FJ        | U   | I   | 11     | 0          |  |
| GRANTOR: SCHNORR RUTH AQUILA E |           |           |     |     |        |            |  |
| GRANTEE: BLACK DONNA RUTH ET   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| UGR=[YR=1993] W18 BAS=[YR=1993] W34 DCK=[YR=1993] N10 W12 S10 E12\$ W26 S28 E21 FSP=[YR=1993] S12 E19 N12 W19\$ E39 N28\$ S28 E18 N28\$. |  |  |  |  |  |  |  |  |  |  |  |