

**DIDEN BETTY J L/E/
56307 COLBY DRIVE
CALLAHAN, FL 32011**

2023

48-3N-25-4195-0030-0000

BUILDING CHARACTERISTICS

ELEMENTCD

AVERAGE 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CARPET 90
SHT VINYL 10
CENTRAL 100
AIR DUCTED 100
3 100
2 100
WOOD FRAME 100
1. 1. 100
0 100
DIST 01 100

Quality 04 Quality Level 04
DOR CODE 0200 MOBILE HOME
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5011.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE
BAS1,1521001,15243,812

TOTALS1,1521,15243,812

MARKET ADJUSTMENTS

TYPEDLMEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,152129.360090.55104,314199719970058.0042.00

M/H 94+ - 100% - 1975Heated Area: 1152HX Base Yr 1975

244824

BAS1997

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE43,812

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET45,000

TOTAL MARKET VALUE88,812

SOH/AGL Deduction45,041

ASSESSED VALUE43,771

TOTAL EXEMPTION VALUEHX HB WX30,000

BASE TAXABLE VALUE13,771

TOTAL JUST VALUE88,812

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE77,784

PERMIT NUMDESCRIPTIONAMTISSUED

B1326922XF0B14,33905/01/2013

B1326919CARPORT14,33903/01/2013

MH971744MH MOVE-ON007/01/1997

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSN CD SALE PRICE

2398/13309/29/2020QCQUI11100

GRANTOR:DIDEN BETTY J

GRANTEE:WATERS MELISSA A

2373/12306/18/2020QCQUI11100

GRANTOR:DIDEN BETTY J

GRANTEE:WATERS MELISSA A

BUILDING NOTES

BAS=[YR=1997] W48 S24 E48 N24 \$.

BUILDING DIMENSIONS

LAND DESCRIPTION

LUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% CONDTOT ADJUNIT PRICELAND VALUETHOT ADJ UNIT PRICEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000005OR0.000.001.00LT1.001.001.0045,000.0045,000.0045,000

EXTRA FEATURES

56307 COLBY DR, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

BLD DATE
XF DATE
INC DATE

YEAR ON
YEAR ACTUAL
Q
% COND

OB/XF MKT VALUE

NOTES

TOTAL OB/XF

0

REVIEW DATE12/03/2019BYKBA

Total Acres: 0.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000

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