LOT 129
IN OR 2193/1570
PH0613219BFL & PH0613219AFL

ASHBURN KATHLEEN LIVING TRUST/ASHBURN KATHLEEN TRU
56086 COLBY DRIVE
CALLAHAN, FL 32011

**2023**

**48-3N-25-4196-0129-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 04 | Quality Level 04 |

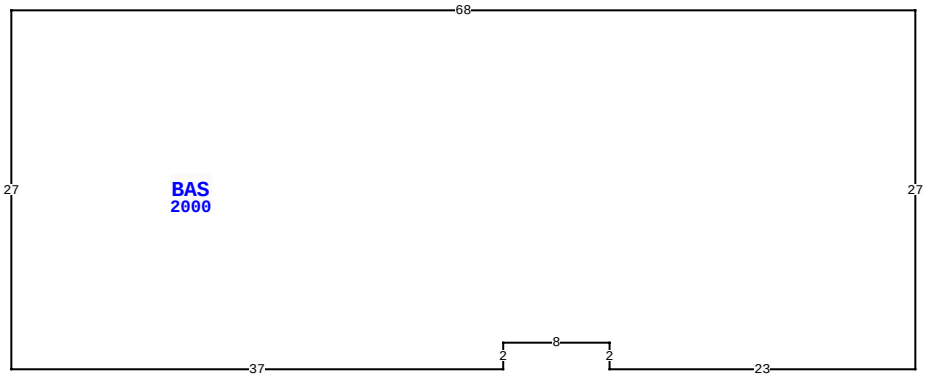
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5011.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,820 | 100 | 1,820 | 100,134 |
| TOTALS | 1,820 | | 1,820 | 100,134 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,820 | 135.5200 | 94.86 | 172,645 | 2000 | 2005 | 0 | 0 | 0 | 42.00 | 58.00 |

1 M/H 94+ – 100% - 1978 Heated Area: 1820 HX Base Yr 1978




56086 COLBY DR, CALLAHAN

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 100,134 |
| TOTAL MARKET OB/XF VALUE | | 4,767 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 149,901 |
| SOH/AGL Deduction | | 88,938 |
| ASSESSED VALUE | | 60,963 |
| TOTAL EXEMPTION VALUE | HX HB WX | 40,963 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 149,901 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 121,001 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH003110 | MH MOVE-ON | 0 | 05/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2193/1570 | 4/16/2018 | WD | U | I | 11 | 100 |
| GRANTOR: ASHBURN KATHLEEN | | | | | | |
| GRANTEE: ASHBURN KATHLEEN LI | | | | | | |
| 0253/0689 | 12/01/1977 | WD | U | V | | 9,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W68 S27 E37 N2 E8 S2 E23 N27$ .

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 1242 | WD DECK A | 0 | 100 | 8 | 4 | 32.00 | SF | 6.00 | 6.00 | 100 | 2008 | 2008 | 3 | 40 | 77 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 12 | 144.00 | SF | 21.30 | 21.30 | 100 | 1990 | 1990 | 3 | 20 | 613 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 21 | 8 | 168.00 | SF | 20.10 | 20.10 | 100 | 1990 | 1990 | 3 | 20 | 675 | |
| 6 | 0681 | POLE SHED | 0 | 100 | 12 | 11 | 132.00 | SF | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 24 | 475 | |
| 7 | 0681 | POLE SHED | 0 | 100 | 23 | 11 | 253.00 | SF | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 24 | 911 | |
| 9 | 0752 | USP | 0 | 100 | 24 | 10 | 240.00 | SF | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 56 | 2,016 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,767

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000102 | C | SFR/MH | 100 | 0005 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS