

LOT 133
IN OR 1987/1951
2015 TOWN DW/MH

REYNOLDS KIMBERLY D EST
56234 COLBY DR
CALLAHAN, FL 32011

2023

48-3N-25-4196-0133-0000



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 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	
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	1,824	100	1,824	139,908
USP	144	50	72	5,522
TOTALS	1,968		1,896	145,431

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,896	128.9200	90.24	171,095	2015	2015	0	0	0	15.00	85.00	
1 M/H 94+ - 0% - 0													
Heated Area: 1824 HX Base Yr													
18 8 USP 2018 18 8 44 32 BAS 2015 24 76 24													
56234 COLBY DR, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				145,431			
TOTAL MARKET OB/XF VALUE				128			
TOTAL LAND VALUE - MARKET				67,500			
TOTAL MARKET VALUE				213,059			
SOH/AGL Deduction				29,688			
ASSESSED VALUE				183,371			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				183,371			
TOTAL JUST VALUE				213,059			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				177,622			