LOT 31 DW/MH 2000 GENERAL
IN OR 2488/446
NASSAU OAKS SEC 1 UNR

MCGEE JOYCE P
56278 COLBY DRIVE
CALLAHAN, FL 32011

2024

48-3N-25-4195-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
Quality	03	Quality Level 03

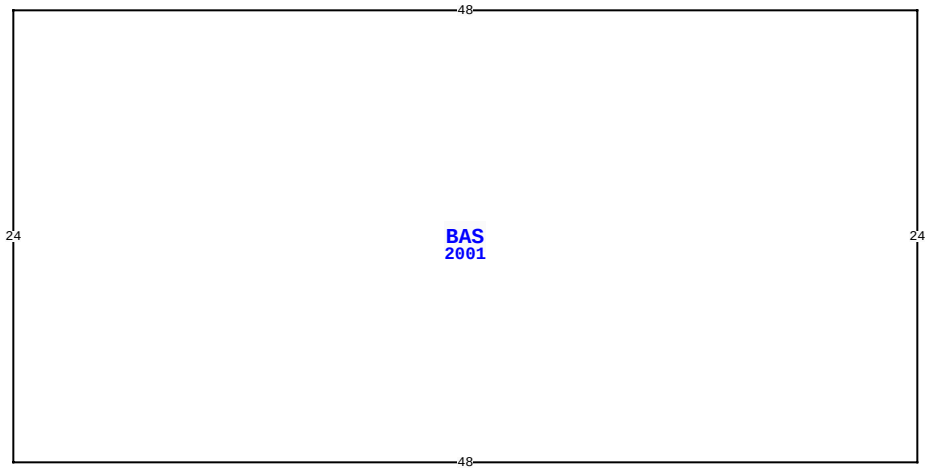
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	59,609
TOTALS	1,152		1,152	59,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	123.2000	92.40	106,445	2000	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 1993 Heated Area: 1152 HX Base Yr 1993



56278 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		59,609
TOTAL MARKET OB/XF VALUE		586
TOTAL LAND VALUE - MARKET		58,500
TOTAL MARKET VALUE		118,695
SOH/AGL Deduction		73,812
ASSESSED VALUE		44,883
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,883
TOTAL JUST VALUE		118,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5575	H/AC	0	12/01/2001
8876	NEW CONSTR	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2488/0446	8/12/2021	WD	U	I	11	100
GRANTOR: MCGEE JOYCE JEANETTE						
GRANTEE: MCGEE JOYCE P						
0626/0022	5/13/1991	QC	U	V	01	100
GRANTOR: MCGEE THOMAS SR & J						
GRANTEE: MCGEE JOYCE JEANETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S24 E48 N24$.

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
1	0940	SHEDS/PORT	0	100	20	8	160.00	SF	18.30	18.30	100	1988	1988	3	20	586	

LAND DESCRIPTION

TOTAL OB/XF 586

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	1.30	45,000.00	58,500.00	58,500							

REVIEW DATE 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 08/06/2024 BY SYS