LOT 32
IN OR 1468/1367
2008 NOBI DW/MH

LONG MICHAEL J & MARY B
56324 COLBY RD
CALLAHAN, FL 32011-8306

2024

48-3N-25-4195-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

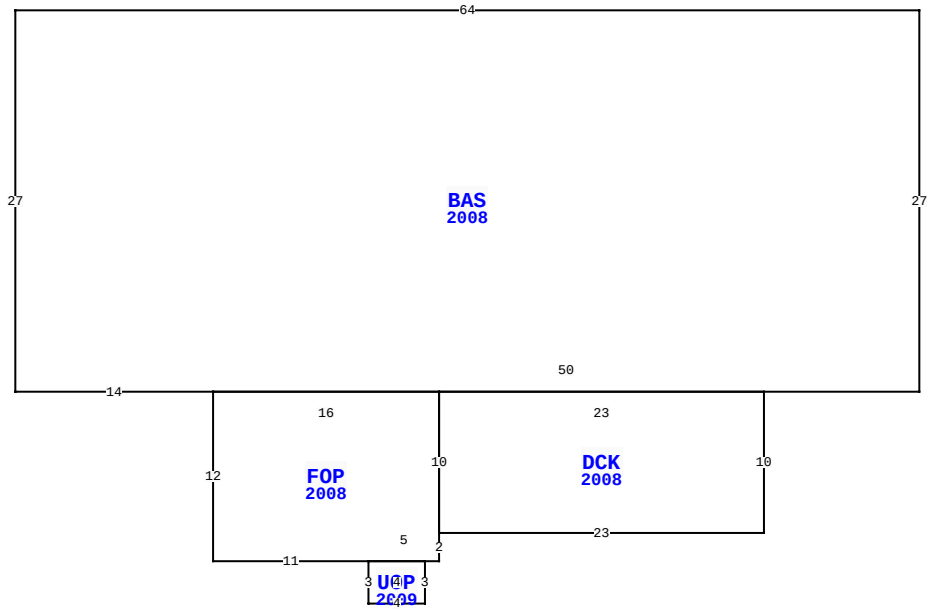
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	93,851
DCK	230	15	34	1,846
FOP	192	30	58	3,150
UOP	12	25	3	163
TOTALS	2,162		1,823	99,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,823	116.8000	87.60	159,695	2008	2008	0	0	0	38.00	62.00

2 M/H 94+ – 100% - 2009 Heated Area: 1728 HX Base Yr 2009



56324 COLBY DR, CALLAHAN

BLD DATE	02/26/2009 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,011
TOTAL MARKET OB/XF VALUE		8,702
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		175,213
SOH/AGL Deduction		87,368
ASSESSED VALUE		87,845
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,845
TOTAL JUST VALUE		175,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21922	XFOB	6,440	09/01/2008
B21923	XFOB	9,504	09/01/2008
R11562	REPAIR/RRF	2,000	09/01/2008
C5078	CO ISSUED	0	06/01/2008
E20885	ELEC OTHER	0	06/01/2008
MH5078	MH MOVE-ON	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1367	12/29/2006	WD	Q	I		52,000
GRANTOR: DOUBLE J HOME CENTER						
GRANTEE: LONG MICHAEL J & MA						
1240/1546	6/24/2004	WD	Q	I		31,500
GRANTOR: CONSOLIDATED EQUITY I						
GRANTEE: DOUBLE J HOME CENTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W64 S27 E14 FOP=[YR=2008] S12 E11
UOP=[YR=2009] S3 E4 N3 W4$ E5 N2 DCK=[YR=2008] E23 N10 W23
S10 $ N10 W16$ E50 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	
2	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	2008	2008	3	52	5,242	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2010	2010	3	45	1,620	

LAND DESCRIPTION

TOTAL OB/XF 8,702

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	1.50	45,000.00	67,500.00	67,500							

REVIEW DATE 12/03/2019 BY KBA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/06/2024 BY SYS