

LOT 34
IN OR 1343/1697
NASSAU OAKS SEC 1 UNR

MCCULLOUGH SANDRA MARIE COLE
56392 COLBY DRIVE
CALLAHAN, FL 32011

2024

48-3N-25-4195-0034-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	30	VINYL 100	0100	01	2,386	110.0000	104.50	249,337	1978	1983	0	0	0	17.25	82.75	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1928													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	0 100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA												05														
NEIGHBORHOOD/LOC			5011.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	776	100	776	67,104																									
FST	140	55	77	6,659																									
FST	376	55	207	17,900																									
FUS	1,152	100	1,152	99,618																									
UOP	208	20	42	3,632																									
UOP	208	20	42	3,632																									
USP	300	30	90	7,783																									
TOTALS			3,160	2,386	206,326																								
EXTRA FEATURES										56392 COLBY DR, CALLAHAN																			
L N	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	0510	GARAGE WD-	0	100	26	40	1,040.00	SF	35.00	35.00	100	1995	1995	3	23	8,372													
2	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	1995	1995	3	70	683													
3	0351	CARPORT MT	0	100	21	21	441.00	SF	3.00	3.00	100	1996	1996	3	20	265													
4	0812	CONCRETE C	0	100	0	0	3,910.00	SF	4.00	4.00	100	1996	1996	3	72	11,261													
5	0940	SHEDS/PORT	0	100	8	16	128.00	SF	13.20	13.20	100	2004	2004	3	22	372													
6	9000	CONTANR 20	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	100	1,000													
TOTAL OB/XF 21,953																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.20	45,000.00	54,000.00	54,000												
REVIEW DATE 04/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/06/2024 BY SYS																													