

REYNOLDS KIMBERLY D EST
56234 COLBY DR
CALLAHAN, FL 32011

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

BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall
Roof Structur

03 VINYL 100
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 Units

1. 1. 100
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

141,090

USP

144

50

72

5,570

TOTALS

1,968

1,896

146,659

EXTRA FEATURES

56234 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 1242

WD DECK A

0 0

8 8

64.00 SF

10.00

10.00

100

1994

1994

3

20

128

LAND DESCRIPTION

TOTAL OB/XF

128

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0 00005

OR

0.00

0.00

1.00

LT

1.00

1.00

1.50

45,000.00

67,500.00

67,500

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 67,500

Market: 0

Agricultural: 0

Common: 67,500

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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

96.69

183,324

2015

2015

0

0

20.00

80.00

Heated Area: 1824

HX Base Yr

USP

2018

BAS

2015

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

146,659

TOTAL MARKET OB/XF VALUE

128

TOTAL LAND VALUE - MARKET

67,500

TOTAL MARKET VALUE

214,287

SOH/AGL Deduction

12,579

ASSESSED VALUE

201,708

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

201,708

TOTAL JUST VALUE

214,287

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

213,059

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1987/1951

6/26/2015

QC

U

I

11

100

GRANTOR: PEARSON DAVID C

GRANTEE: REYNOLDS KIMBERLY D

0837/1695

6/16/1998

QC

U

V

06

100

GRANTOR: REYNOLDS ROBERT JOSEP

GRANTEE: PEARSON DAVID C & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W32 USP=[YR=2018] N8 W18 S8 E18\$ W44 S24 E76 N24\$.