LOT 134 1999 BELL DW/MH
IN OR 1030/1715
NASSAU OAKS SEC 2 UNR

GILLEY BRYAN K & REGINA A
56256 COLBY DRIVE
CALLAHAN, FL 32011

2024

48-3N-25-4196-0134-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

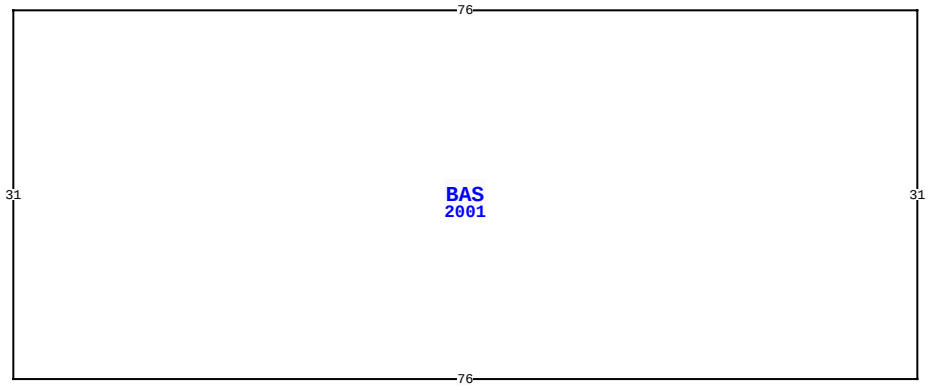
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	91,120
TOTALS	2,356		2,356	91,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.2000	87.90	207,092	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2002 Heated Area: 2356 HX Base Yr 2002



56256 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		91,120
TOTAL MARKET OB/XF VALUE		15,320
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		173,940
SOH/AGL Deduction		88,476
ASSESSED VALUE		85,464
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,464
TOTAL JUST VALUE		173,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992882	MH MOVE-ON	0	10/01/1999
MH98	MH MOVE-ON	0	05/01/1998
MH982186	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1030/1715	1/15/2002	WD	U	I	21	25,000
GRANTOR: LEWIS H D &						
GRANTEE: GILLEY BRYAN K & RE						
1030/1712	1/15/2002	PR	U	I	01	100
GRANTOR: HALL SHERYL P/R						
GRANTEE: ROTHSTEIN SIMON TRU						

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	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	
2	0351	CARPORT MT	0	100	30	26	780.00	SF	4.00	4.00	100	1970	1970	3	20	624	
3	0751	UOP	0	100	16	12	192.00	SF	10.00	10.00	100	1998	1998	3	26	499	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
5	0811	CONCRETE B	0	100	28	22	616.00	SF	5.20	5.20	100	2004	2004	3	84	2,691	
6	0855	CONC PAVER	0	100	0	0	1,290.00	SF	7.00	7.00	100	2010	2010	3	91	8,217	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 15,320

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/06/2024 BY SYS