PT OF GOVT LOT 3
IN OR 2798/195
EX R/W OR 621/835

ASHBURN KATHLEEN
56086 COLBY DR
CALLAHAN, FL 32011

2025

35-3N-25-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

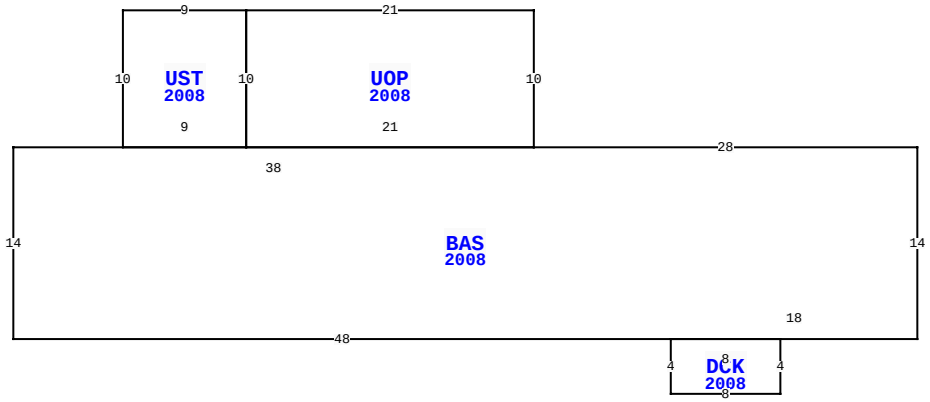
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	16,485
DCK	32	15	2008	5	89
UOP	210	25	2008	52	928
UST	90	55	2008	50	892
TOTALS	1,256			1,031	18,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,031	74.3400	59.47	61,314	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 924 HX Base Yr 2009



56081 GRIFFIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		18,394
TOTAL MARKET OB/XF VALUE		1,678
TOTAL LAND VALUE - MARKET		97,650
TOTAL MARKET VALUE		117,722
SOH/AGL Deduction		66,783
ASSESSED VALUE		50,939
TOTAL EXEMPTION VALUE	HX HB	25,939
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7425	MH MOVE-ON	20,000	08/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2798/195	7/01/2025	SW	U	I	11	100
GRANTOR: DINKINS DAVID C						
GRANTEE: ASHBURN KATHLEEN						
1493/0904	4/19/2007	QC	Q	V	06	100
GRANTOR: ASHBURN FORREST C JR						
GRANTEE: DINKINS DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W28 UOP=[YR=2008] N10 W21 UST=[YR=2008] W9 S10 E9 N10$ S10 E21$ W38 S14 E48 DCK=[YR=2008] S4 E8 N4 W8$ E18 N14$.

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	12	16	192.00	SF	21.30	21.30	100	2005	2005	3	22	900	
2	0681	POLE SHED	0	100	16	18	288.00	SF	7.50	7.50	100	2005	2005	3	36	778	

LAND DESCRIPTION

TOTAL OB/XF 1,678

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	000100	C	RES	100	0006	OR	0.00	0.00	2.79	AC		1.00	1.00	1.00	35,000.00	35,000.00	97,650							

REVIEW DATE 10/28/2019 BY KBA Total Acres: 2.79 Total Land Value: 97,650 Market: 0 Agricultural: 0 Common: 97,650 PRINTED 07/30/2025 BY SYS