LOT C OR 229/183
R583308, R583309 & R583310
NASSAU OAKS SEC 1 UNR

CLEMONS LORENE H
56067 COLBY DRIVE
CALLAHAN, FL 32011

2025

48-3N-25-4195-000C-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

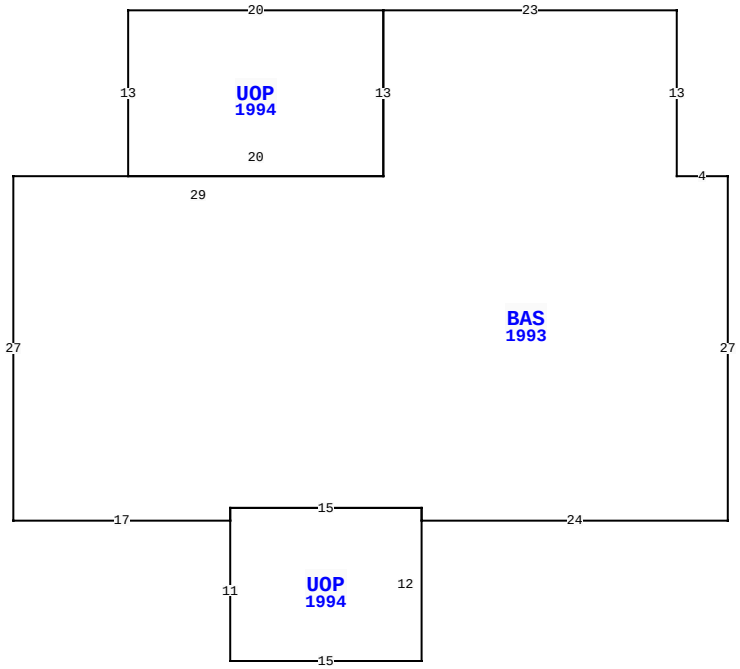
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1993	1,796	73,083
UOP	180	25	1994	45	1,831
UOP	260	25	1994	65	2,645
TOTALS	2,236			1,906	77,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,906	127.1600	101.73	193,897	1993	1998	0	0	0	60.00	40.00

1 M/H 93- – 100% - 1983 Heated Area: 1796 HX Base Yr 1983



56067 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		77,559
TOTAL MARKET OB/XF VALUE		4,764
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		127,323
SOH/AGL Deduction		81,016
ASSESSED VALUE		46,307
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,307
TOTAL JUST VALUE		127,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9367	MH MOVE-ON	42,900	10/10/1993
7091	XFOB	6,528	03/18/1991
5545	ADDITION	2,210	02/21/1989
4291	REMODEL	952	08/07/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0229/0183	1/01/1976	WD	Q	V		5,900
GRANTOR:						
GRANTEE:						
0215/0332	1/01/1976	WD	U	V		5,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=1994] W20 S13 E20 N13$ S13 W29 S27 E17 UOP=[YR=1994] S11 E15 N12 W15 S1$ N1 E15 S1 E24 N27 W4 N13$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0681	POLE SHED	0	100	48	8	384.00	SF	15.00	15.00	100	1991	1991	3	20	1,152	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1972	1972	3	31.2	1,092	

LAND DESCRIPTION

TOTAL OB/XF 4,764

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	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS