LOT E
IN OR 2550/985
NASSAU OAKS SEC 1 UNR

FERRIS KENNETH M/SIGERS COURTNEY
56127 COLBY DR
CALLAHAN, FL 32011

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

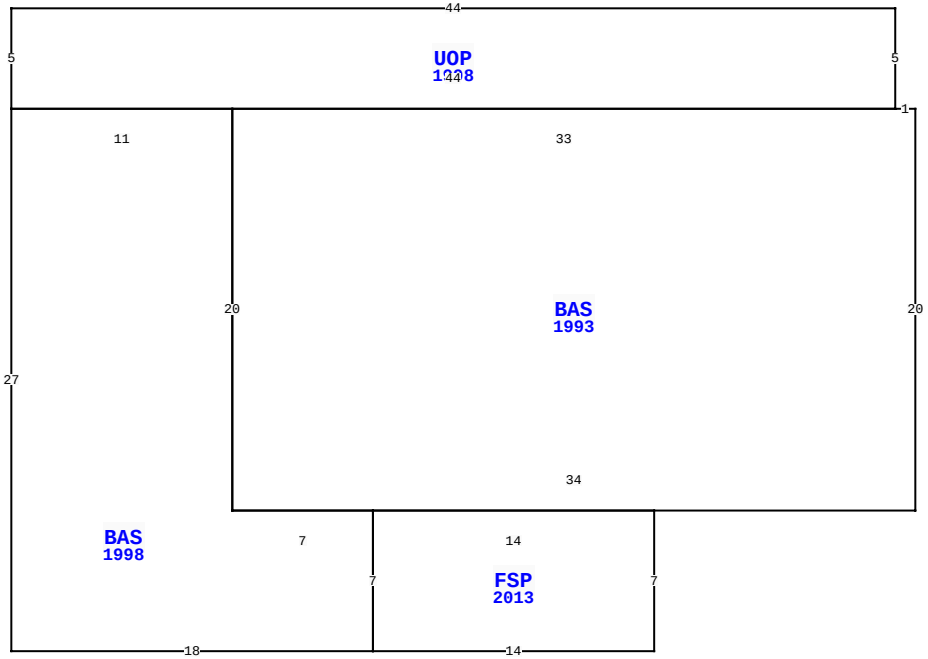
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	680	100	1993	680	80,695
BAS	346	100	1998	346	41,060
FSP	98	40	2013	39	4,629
UOP	220	20	1998	44	5,222
TOTALS	1,344			1,109	131,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,109	134.0900	134.09	148,706	1950	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1026 HX Base Yr 2023



56127 COLBY DR, CALLAHAN

BLD DATE	02/27/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		138,994
TOTAL MARKET OB/XF VALUE		19,023
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		203,017
SOH/AGL Deduction		0
ASSESSED VALUE		203,017
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,295
TOTAL JUST VALUE		203,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B98	REMODEL	1,500	02/01/1998
5749	SWIM POOL	14,275	05/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2550/0985	3/18/2022	WD	Q	I	01	230,000
GRANTOR: BLACK KENDRICK R & DO						
GRANTEE: FERRIS KENNEITH M &						
1454/1588	10/26/2006	WD	Q	I		84,000
GRANTOR: PERRY THOMAS & AMANDA						
GRANTEE: BLACK KENDRICK R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1998] N5 W44 S5 BAS=[YR=1998] S27 E18 FSP=[YR=2013] E14 N7 W14 S7 $ N7 W7 N20 W11 $ E44 $ W33 S20 E34 N20 $.

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	0861	POOL GUNIT	0	100	16	30	480.00	SF	119.00	119.00	100	1989	1989	3	20	11,424	
2	0845	KOOL DECK	0	100	0	0	422.00	SF	12.69	12.69	100	1989	1989	3	54.5	2,918	
3	0825	BRICK	0	100	32	3	96.00	SF	8.75	8.75	100	1999	1999	3	93	781	
4	0510	GARAGE WD-	0	100	24	12	288.00	SF	28.00	28.00	100	2006	2006	3	40	3,226	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	19.50	19.50	100	2006	2006	3	24	674	

LAND DESCRIPTION

TOTAL OB/XF 19,023

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 08/16/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

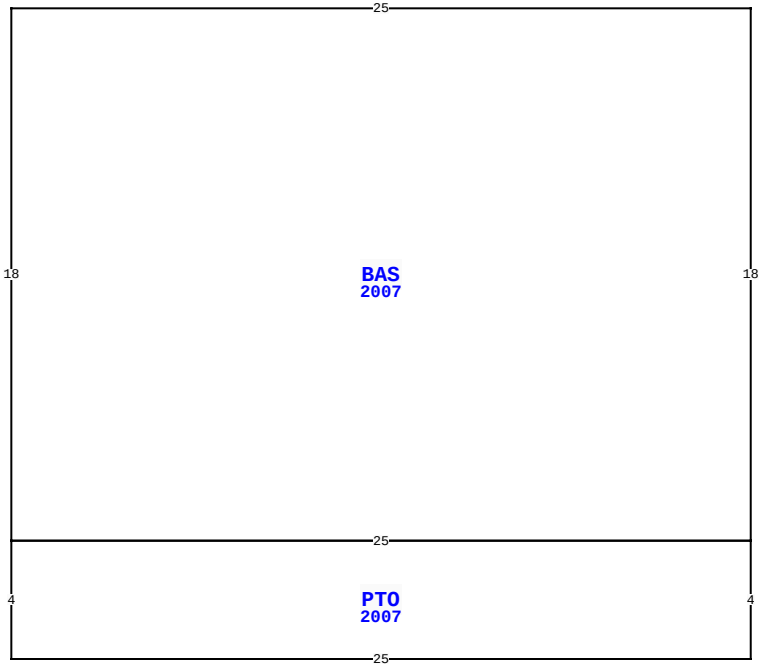
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	2007	450	7,309
PTO	100	5	2007	5	81
TOTALS	550			455	7,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	455	57.7500	21.37	9,723	2007	2007	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2023 Heated Area: 450 HX Base Yr 2023



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GRANTOR: PERRY THOMAS & AMANDA						
GRANTEE: BLACK KENDRICK R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25 S18 PTO=[YR=2007] S4 E25 N4 W25$ E25 N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/16/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS