LOT F
IN OR 1018/79
2004 FTWD DW/MH

WRIGHT CATHY
56145 COLBY DRIVE
CALLAHAN, FL 32011

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

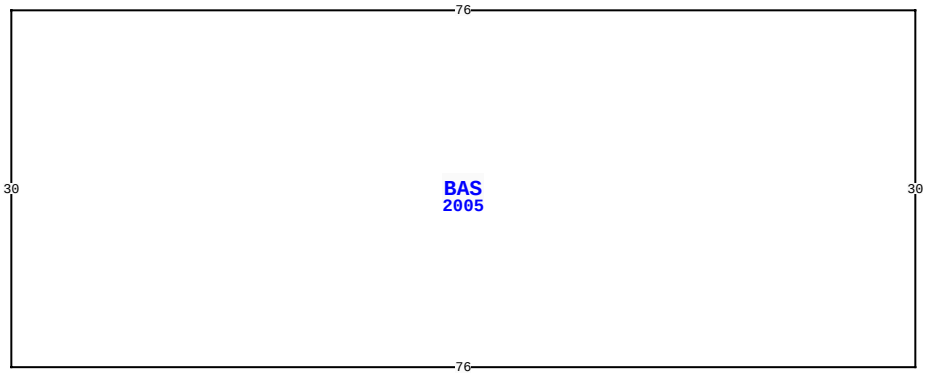
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2005	2,280	124,156
TOTALS	2,280			2,280	124,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	123.2000	104.72	238,762	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 1993 Heated Area: 2280 HX Base Yr 1993



56145 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		124,156
TOTAL MARKET OB/XF VALUE		8,337
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		177,493
SOH/AGL Deduction		76,470
ASSESSED VALUE		101,023
TOTAL EXEMPTION VALUE	SX HX HB DX	101,023
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		177,493
NCON VALUE		6,046
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4670	MH MOVE-ON	0	09/01/2005
M10290	H/AC	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1018/0079	11/05/2001	WD	U	I	07	100
GRANTOR: WRIGHT RICHARD D & CA						
GRANTEE: WRIGHT RICHARD D &						
0656/0072	4/28/1992	WD	Q	I	05	30,700
GRANTOR: FLEET FIN & MTGE INC						
GRANTEE: WRIGHT RICHARD & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S30 E76 N30 $.

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	0812	CONCRETE C	0	100	0	0	3,014.00	SF	3.00	3.00	100	1983	1983	3	38	3,436	
2	0680	POLE SHED	0	100	0	0	375.00	SF	10.00	10.00	100	1990	1990	3	20	750	
3	0681	POLE SHED	0	100	0	0	312.00	SF	15.00	15.00	100	1993	1993	3	20	936	
4	0940	SHEDS/PORT	0	100	0	0	40.00	SF	21.30	21.30	100	1993	1993	3	20	170	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 8,337

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 03/11/2025 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS