LOT H RP 2309
IN OR 679 PG 630
NASSAU OAKS SEC 1 UNR

EARICK VIRGINIA L
56193 COLBY DRIVE
CALLAHAN, FL 32011-8304

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

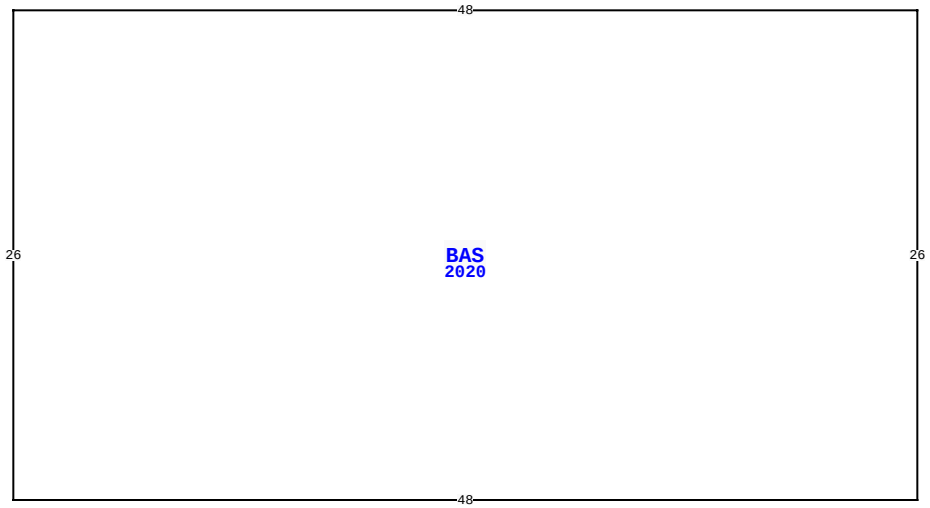
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,248	100	2020	1,248	38,571
TOTALS	1,248			1,248	38,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	121.2000	103.02	128,569	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1248 HX Base Yr



56193 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	38,571
TOTAL MARKET OB/XF VALUE	1,098
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	84,669
SOH/AGL Deduction	13,816
ASSESSED VALUE	70,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,853
TOTAL JUST VALUE	84,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0679/0630	4/21/1993	QC	Q	I	01	100
GRANTOR: EARICK BRUCE & V L						
GRANTEE: EARICK VIRGINIA L						
0253/0724	12/01/1977	WD	U	V		10,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W48 S26 E48 N26$.

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	1242	WD DECK A	0	0	8	13	104.00	SF	10.00	10.00	100	1995	1995	3	20	208	
2	1242	WD DECK A	0	0	14	4	56.00	SF	10.00	10.00	100	2000	2000	3	20	112	
3	0752	USP	0	0	12	16	192.00	SF	15.00	15.00	100	2000	2000	3	27	778	

LAND DESCRIPTION

TOTAL OB/XF 1,098

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	0	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 06/11/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS