LOT 30 OR 185/625
R672492 & R672493
NASSAU OAKS SEC 1 UNR

DIDEN BETTY J L/E/
56307 COLBY DRIVE
CALLAHAN, FL 32011

2025

48-3N-25-4195-0030-0000

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	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

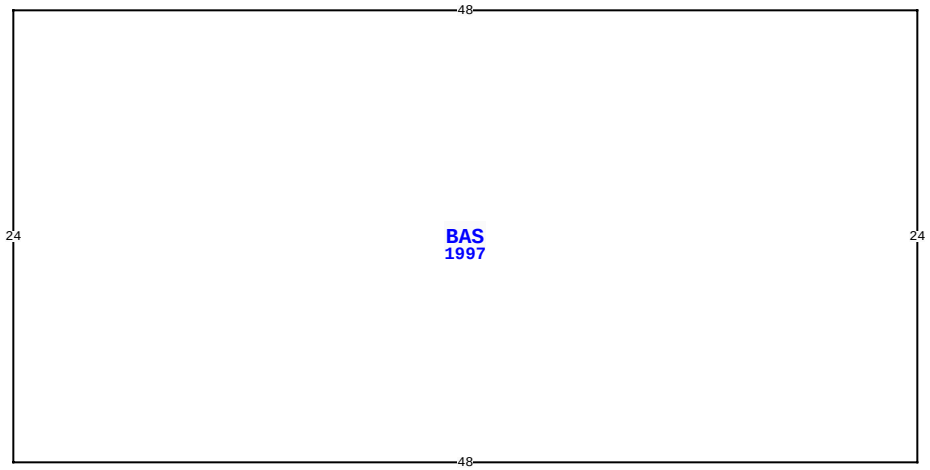
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1997	1,152	44,336
TOTALS	1,152			1,152	44,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	129.3600	109.96	126,674	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1975 Heated Area: 1152 HX Base Yr 1975



56307 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		44,336
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		89,336
SOH/AGL Deduction		42,945
ASSESSED VALUE		46,391
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		16,391
TOTAL JUST VALUE		89,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326922	XFOB	14,339	05/01/2013
B1326919	CARPORT	14,339	03/01/2013
MH971744	MH MOVE-ON	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/1330	9/29/2020	QC	U	I	11	100
GRANTOR: DIDEN BETTY J						
GRANTEE: WATERS MELISSA A						
2373/1230	6/18/2020	QC	U	I	11	100
GRANTOR: DIDEN BETTY J						
GRANTEE: WATERS MELISSA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 S24 E48 N24 $.

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
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 12/03/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS