

LOT 31
IN OR 2757/1646
NASSAU OAKS SEC 1 UNR

MCGEE JOYCE P/YARBROUGH NOAH P & KIMBERLY
56278 COLBY DRIVE
CALLAHAN, FL 32011

2025

48-3N-25-4195-0031-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		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
BAS	1,152	100	2001
TOTALS	1,152		1,152
			65,144

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 2025							
Heated Area: 1152						HX Base Yr 2025					

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			65,144
TOTAL MARKET OB/XF VALUE			586
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			110,730
SOH/AGL Deduction			68,863
ASSESSED VALUE			41,867
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			16,867
TOTAL JUST VALUE			110,730
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			118,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5575	H/AC	0	12/01/2001
8876	NEW CONSTR	0	12/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2757/1646	10/23/2024	QC	U	I	11	100	
GRANTOR: MCGEE JOYCE P							
GRANTEE: MCGEE JOYCE P							
2745/983	10/23/2024	QC	U	I	11	100	
GRANTOR: MCGEE JOYCE P							
GRANTEE: MCGEE JOYCE P							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W48 S24 E48 N24\$.	

EXTRA FEATURES																
L N	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	0940	SHEDS/PORT	0	100	20	8		18.30	18.30	100	1988	1988	3	20	586	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							