LOT 33
IN OR 2060/775
NASSAU OAKS SEC 1 UNR

LONG MICHAEL J
56324 COLBY DR
CALLAHAN, FL 32011

2025

48-3N-25-4195-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

56366 COLBY DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	18,192
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	63,192
SOH/AGL Deduction	21,862
ASSESSED VALUE	41,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,330
TOTAL JUST VALUE	63,192
NCON VALUE	6,192
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008132	14*40 TINY HOME	81,554	07/11/2024
8719	CHNGE SRVC	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2060/0775	7/19/2016	WD	U	I	37	10,000
GRANTOR: FRALICK LAYNE E & KEL						
GRANTEE: LONG MICHAEL J						
0888/0129	6/22/1999	PR	U	I	13	28,000
GRANTOR: HALL SHERYL P/R FOR R						
GRANTEE: FRALICK LAYNE E & K						

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
3	0351	CARPORT MT	0	0	40	18	720.00	SF	10.00	10.00	100	2025	2020		86	6,192	

LAND DESCRIPTION

TOTAL OB/XF 18,192

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 12/17/2024 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS