LOT 128
NASSAU OAKS SEC 2 UNR

MOORE CARL E/MOORE BRIAN A
54353 DORNBUSH ROAD
CALLAHAN, FL 32011

2025

48-3N-25-4196-0128-0000

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	04	PLYWOOD 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	03	Quality Level 03

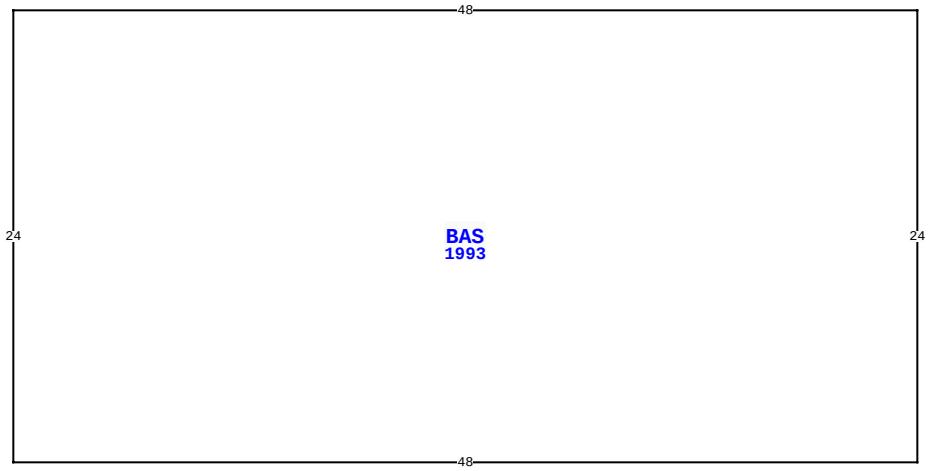
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	34,173
TOTALS	1,152			1,152	34,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	123.6000	98.88	113,910	1983	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1152 HX Base Yr



56056 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	34,173
TOTAL MARKET OB/XF VALUE	818
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	79,991
SOH/AGL Deduction	0
ASSESSED VALUE	79,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,991
TOTAL JUST VALUE	79,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2582/0438	8/03/2022	FJ	U	I	11	0
GRANTOR: MOORE GAY I EST						
GRANTEE: MOORE CARL E & BRIA						
0320/0204	8/01/1980	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 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
1	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100	1982	1982	3	20	402	
2	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	
3	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 818

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 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS