LOT 129
IN OR 2193/1570
PH0613219BFL & PH0613219AFL

ASHBURN KATHLEEN LIVING TRUST/ASHBURN KATHLEEN TRU
56086 COLBY DRIVE
CALLAHAN, FL 32011

2025

48-3N-25-4196-0129-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

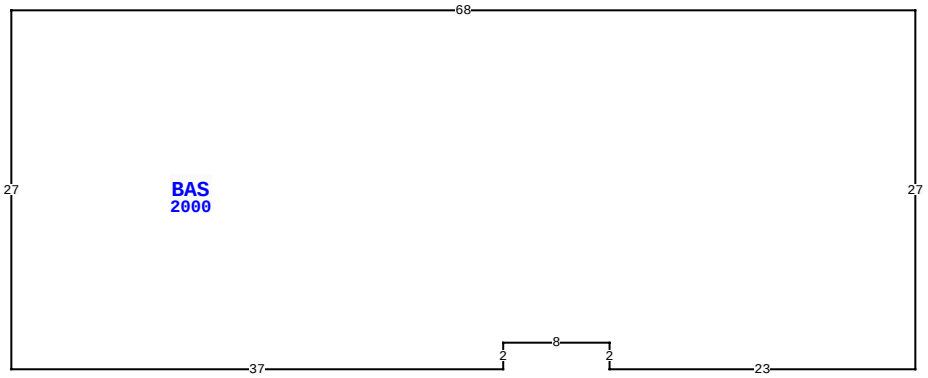
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	2000	1,820	113,209
TOTALS	1,820			1,820	113,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,820	135.5200	115.19	209,646	2000	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 1978 Heated Area: 1820 HX Base Yr 1978



56086 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		113,209
TOTAL MARKET OB/XF VALUE		4,231
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		162,440
SOH/AGL Deduction		97,827
ASSESSED VALUE		64,613
TOTAL EXEMPTION VALUE	HX HB WX	44,613
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		162,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003110	MH MOVE-ON	0	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/1570	4/16/2018	WD	U	I	11	100
GRANTOR: ASHBURN KATHLEEN						
GRANTEE: ASHBURN KATHLEEN LI						
0253/0689	12/01/1977	WD	U	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W68 S27 E37 N2 E8 S2 E23 N27$.

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	100	8	4	32.00	SF	6.00	6.00	100	2008	2008	3	31	60	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1990	1990	3	20	613	
3	0940	SHEDS/PORT	0	100	21	8	168.00	SF	20.10	20.10	100	1990	1990	3	20	675	
4	0681	POLE SHED	0	100	12	11	132.00	SF	15.00	15.00	100	1995	1995	3	20	396	
5	0681	POLE SHED	0	100	23	11	253.00	SF	15.00	15.00	100	1995	1995	3	20	759	
6	0752	USP	0	100	24	10	240.00	SF	15.00	15.00	100	2008	2008	3	48	1,728	

LAND DESCRIPTION

TOTAL OB/XF 4,231

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 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