

LOT 133
IN OR 1987/1951
2015 TOWN DW/MH

REYNOLDS KIMBERLY D EST
56234 COLBY DR
CALLAHAN, FL 32011

2025

48-3N-25-4196-0133-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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 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	1,824	100	2015	1,824	149,906
USP	144	50	2018	72	5,918
TOTALS	1,968			1,896	155,823

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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1994	1994	3	20	128	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	0	000

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,896	128.9200	109.58	207,764	2015	2015	0	0	0	25.00	75.00

1 M/H 94+ - 0% - 0

Heated Area: 1824

HX Base Yr

18

8

USP
2018
18

8

44

32

24

BAS
2015

24

76

BLD DATE

LGL DATE

56234 COLBY DR, CALLAHAN

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

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,823
TOTAL MARKET OB/XF VALUE		128
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		200,951
SOH/AGL Deduction		0
ASSESSED VALUE		200,951
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		200,951
TOTAL JUST VALUE		200,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531036	XFOB	3,467	08/01/2015
MH94408	MH MOVE-ON	26,000	03/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1987/1951	6/26/2015	QC	U	I	11	100	
GRANTOR: PEARSON DAVID C							
GRANTEE: REYNOLDS KIMBERLY D							
0837/1695	6/16/1998	QC	Q	V	06	100	
GRANTOR: REYNOLDS ROBERT JOSEP							
GRANTEE: PEARSON DAVID C & S							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W32 USP=[YR=2018] N8 W18 S8 E18\$ W44 S24 E76 N24\$.

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