

PT OF GOVT LOT 3
IN OR 2798/195
EX R/W OR 621/835

ASHBURN KATHLEEN
56086 COLBY DR
CALLAHAN, FL 32011

2026

35-3N-25-0000-0002-0050



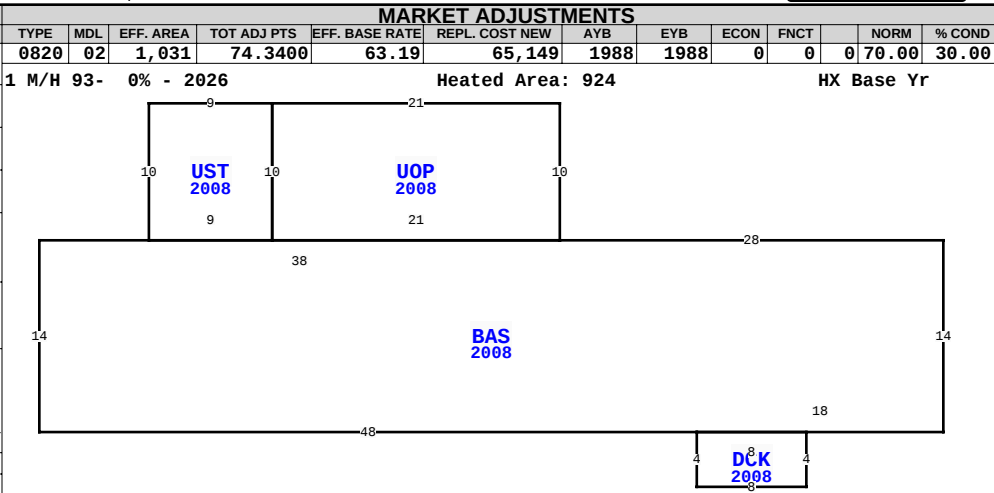
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	17,516
DCK	32	15	2008	5	95
UOP	210	25	2008	52	986
UST	90	55	2008	50	948
TOTALS	1,256			1,031	19,545

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0	0	12	16		192.00 SF 30.00	
2	0681	POLE SHED	0	0	16	18		288.00 SF 15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	2.79



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU
56081 GRIFFIN RD, CALLAHAN			

TOTAL OB/XF									
2,592									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		19,545	
TOTAL MARKET OB/XF VALUE		2,592	
TOTAL LAND VALUE - MARKET		111,600	
TOTAL MARKET VALUE		133,737	
SOH/AGL Deduction		0	
ASSESSED VALUE		133,737	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		133,737	
TOTAL JUST VALUE		133,737	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		117,722	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7425	MH MOVE-ON	20,000	08/11/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2798/195	7/01/2025	SW	U	I	11	100	
GRANTOR: DINKINS DAVID C							
GRANTEE: ASHBURN KATHLEEN							
1493/0904	4/19/2007	QC	Q	V	06	100	
GRANTOR: ASHBURN FORREST C JR							
GRANTEE: DINKINS DAVID							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W28 UOP=[YR=2008] N10 W21 UST=[YR=2008] W9 S10 E9 N10\$ S10 E21\$ W38 S14 E48 DCK=[YR=2008] S4 E8 N4 W8\$ E18 N14\$.									