LOT D
IN OR 2056/102
1984 SUMM DW/MH

BOSTON JOSEPH G & SUZIE H
56083 COLBY DR
CALLAHAN, FL 32011

2026

48-3N-25-4195-000D-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

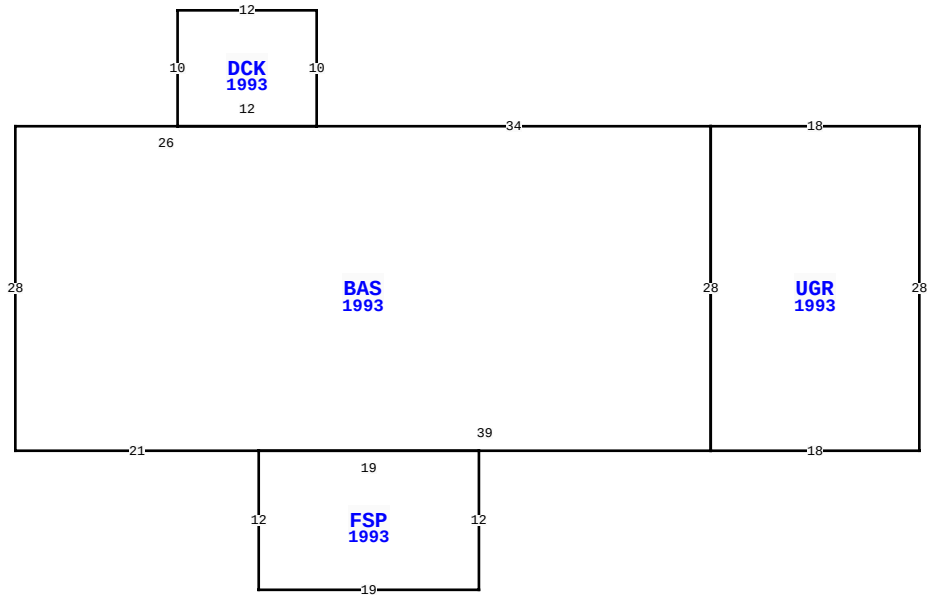
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,680	100	1993	1,680	70,532
DCK	120	15	1993	18	756
FSP	228	60	1993	137	5,752
UGR	504	45	1993	227	9,530
TOTALS	2,532			2,062	86,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,062	117.6000	99.96	206,118	1984	2000	0	0	0	58.00	42.00

1 M/H 93- 100% - 2017 Heated Area: 1680 HX Base Yr 2017



56083 COLBY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,570
TOTAL MARKET OB/XF VALUE		1,030
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		137,600
SOH/AGL Deduction		70,831
ASSESSED VALUE		66,769
TOTAL EXEMPTION VALUE	HX HB	41,769
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		137,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4290	N/A	15,500	08/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2056/0102	6/24/2016	WD	Q	I	02	70,000
GRANTOR: BLACK DONNA RUTH &						
GRANTEE: BOSTON JOSEPH G & S						
2033/0420	3/10/2016	FJ	U	I	11	0
GRANTOR: SCHNORR RUTH AQUILA E						
GRANTEE: BLACK DONNA RUTH ET						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W18 BAS=[YR=1993] W34 DCK=[YR=1993] N10 W12 S10 E12$ W26 S28 E21 FSP=[YR=1993] S12 E19 N12 W19$ E39 N28$ S28 E18 N28$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	51.5	1,030	

LAND DESCRIPTION

TOTAL OB/XF 1,030

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS