

LOT E
IN OR 2550/985
NASSAU OAKS SEC 1 UNR

FERRIS KENNETH M/SIGERS COURTNEY
56127 COLBY DR
CALLAHAN, FL 32011

2026

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



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 Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5011.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	680	100
BAS	346	100
FSP	98	40
UOP	220	20
TOTALS	1,344	1,109

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,109	129.4260	135.90	150,713	1950	2000	0	0	0	12.25	87.75
1 SINGLE FAM		100% - 2023		Heated Area: 1026				HX Base Yr 2023				
UOP 1998 11 33 34 7 14 BAS 1998 BAS 1993 FSP 2013 5 20 27 44 1 7 18 14												

BLD DATE		LGL DATE	
YE DATE		LAND DATE	04/09/2026

ML

FERRIS KENNETH M/SIGERS COURTNEY
56127 COLBY DR
CALLAHAN, FL 32011

48-3N-25-4195-0000E-0000

[illegible]