

LOT H RP 2309
IN OR 679 PG 630
NASSAU OAKS SEC 1 UNR

EARICK VIRGINIA L
56193 COLBY DRIVE
CALLAHAN, FL 32011-8304

2026

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	30	VINYL 100	0800	02	1,248	121.2000	109.08	136,132	1994	1994	0	0	0	70.00	30.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 0% - 0														Heated Area: 1248 HX Base Yr												
Roof Cover	12	MODULAR MT 100	BAS 2020																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	08	SHT VINYL 70																											
Interior Floo	14	CARPET 30																											
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			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	1,248	100	2020	1,248	40,840																								
TOTALS			1,248			1,248	40,840																						
EXTRA FEATURES						56193 COLBY DR, CALLAHAN												04/09/2026 MLU											
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	13	104.00	SF	10.00	10.00	100	1995	1995	3	20	208													
2	1242	WD DECK A	0	0	14	4	56.00	SF	10.00	10.00	100	2000	2000	3	20	112													
3	0752	USP	0	0	12	16	192.00	SF	15.00	15.00	100	2000	2000	3	26	749													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	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																													

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
0679/0630	4/21/1993	QC	Q	I	01	100					
GRANTOR: EARICK BRUCE & V L											
GRANTEE: EARICK VIRGINIA L											
0253/0724	12/01/1977	WD	U	V		10,200					
GRANTOR: LEWIS HD & MAUREESE											
GRANTEE: EARICK BRUCE R & VI											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2020] W48 S26 E48 N26\$.											