LOT 31
IN OR 2757/1646
NASSAU OAKS SEC 1 UNR

MCGEE JOYCE P/YARBROUGH NOAH P & KIMBERLY
56278 COLBY DRIVE
CALLAHAN, FL 32011

2026

48-3N-25-4195-0031-0000

BUILDING CHARACTERISTICS

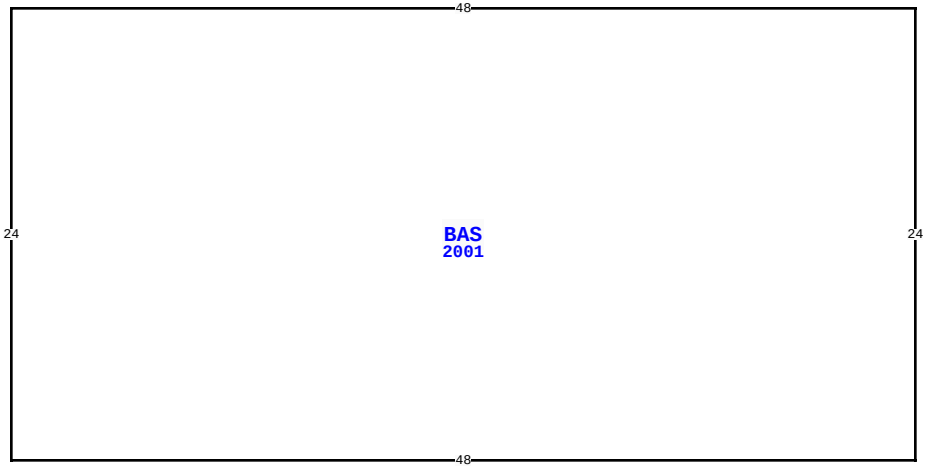
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,152	100	2001	1,152	53,648
TOTALS	1,152			1,152	53,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	123.2000	110.88	127,734	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 100% - 2025 Heated Area: 1152 HX Base Yr 2025



56278 COLBY DR, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,648
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		103,648
SOH/AGL Deduction		60,873
ASSESSED VALUE		42,775
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,775
TOTAL JUST VALUE		103,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5575	H/AC	0	12/01/2001
8876	NEW CONSTR	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/1646	10/23/2024	QC	U	I	11	100
GRANTOR: MCGEE JOYCE P						
GRANTEE: MCGEE JOYCE P						
2745/983	10/23/2024	QC	U	I	11	100
GRANTOR: MCGEE JOYCE P						
GRANTEE: MCGEE JOYCE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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