

LOTS 32 & 33  
(EX PT IN OR 2840/1529)  
NASSAU OAKS SEC 1 UNR

LONG MICHAEL J & MARY B  
56324 COLBY RD  
CALLAHAN, FL 32011-8306

2026

48-3N-25-4195-0032-0000



| 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 Floo            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| 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       | 1,728            | 100         | 2008 | 1,728        | 110,768              |
| DCK       | 230              | 15          | 2008 | 34           | 2,180                |
| FOP       | 192              | 30          | 2008 | 58           | 3,718                |
| UOP       | 12               | 25          | 2009 | 3            | 193                  |

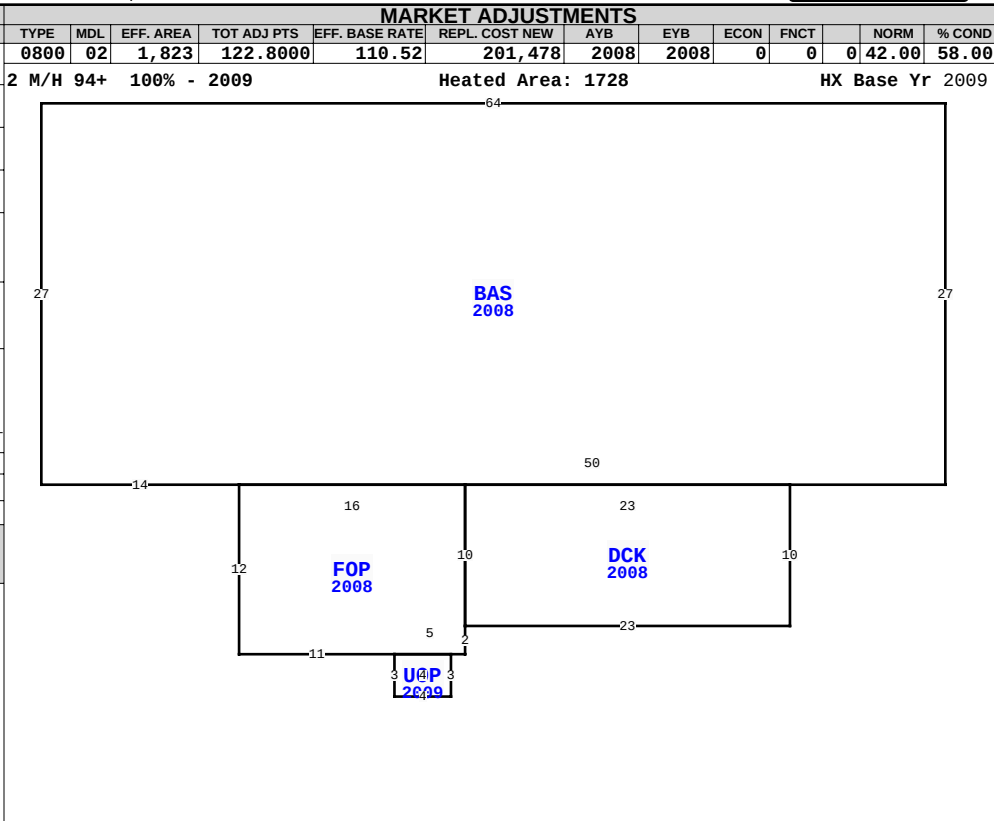
TOTALS 2,162 1,823 116,857

EXTRA FEATURES

| 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   | 0504       | FP-ELECTRI  | 0 100   | 0  | 0  | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 2008    | 2008        | 3  | 90     | 1,800           |       |
| 4   | 0351       | CARPORT MT  | 0 100   | 40 | 18 | 720.00 | SF | 10.00    | 10.00          | 100       | 2026    | 2020        | 03 | 82     | 5,904           |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  |
|-----|----------|-----|----------------------|-----|------|
| 1   | 000100   | C   | RES                  | 100 | 0006 |
|     |          |     |                      |     |      |
|     |          |     |                      |     |      |
|     |          |     |                      |     |      |
|     |          |     |                      |     |      |
|     |          |     |                      |     |      |



56324 COLBY DR, CALLAHAN

BLD DATE 02/26/2009 DJ  
XF DATE  
INC DATE

LGL DATE  
LAND DATE 04/09/2026 MLU  
AG DATE

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| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 116,857  |
| TOTAL MARKET OB/XF VALUE  |           | 7,704    |
| TOTAL LAND VALUE - MARKET |           | 50,000   |
| TOTAL MARKET VALUE        |           | 174,561  |
| SOH/AGL Deduction         |           | 79,216   |
| ASSESSED VALUE            |           | 95,345   |
| TOTAL EXEMPTION VALUE     | HX HB DX  | 56,411   |
| BASE TAXABLE VALUE        |           | 38,934   |
| TOTAL JUST VALUE          |           | 174,561  |
| NCON VALUE                |           | 5,904    |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 167,269  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| B21922     | XFOB        | 6,440 | 09/01/2008 |
| B21923     | XFOB        | 9,504 | 09/01/2008 |
| R11562     | REPAIR/RRF  | 2,000 | 09/01/2008 |
| C5078      | CO ISSUED   | 0     | 06/01/2008 |
| E20885     | ELEC OTHER  | 0     | 06/01/2008 |
| MH5078     | MH MOVE-ON  | 0     | 06/01/2008 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2844/92                        | 1/29/2026  | QC U      | I   | 11  |        | 100        |  |
| GRANTOR: LONG MICHAEL J & MARY |            |           |     |     |        |            |  |
| GRANTEE: LONG MICHAEL J & MA   |            |           |     |     |        |            |  |
| 1468/1367                      | 12/29/2006 | WD        | Q   | I   |        | 52,000     |  |
| GRANTOR: DOUBLE J HOME CENTER  |            |           |     |     |        |            |  |
| GRANTEE: LONG MICHAEL J & MA   |            |           |     |     |        |            |  |

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W64 S27 E14 FOP=[YR=2008] S12 E11  
UOP=[YR=2009] S3 E4 N3 W4\$ E5 N2 DCK=[YR=2008] E23 N10 W23  
S10 \$ N10 W16\$ E50 N27\$.