PT LOT 33
IN OR 2840/1529
NASSAU OAKS SEC 1 UNR

DINGMAN APRIL
35189 NANCY RD
CALLAHAN, FL 32011

2026

48-3N-25-4195-0033-0000

BUILDING CHARACTERISTICS

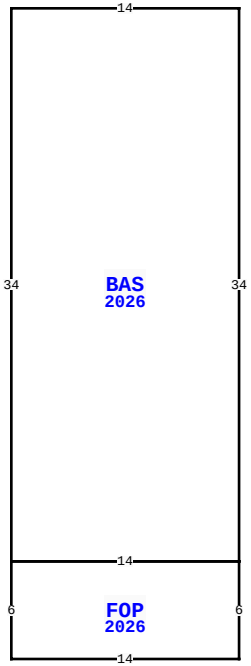
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	476	100	2026	476	70,392
FOP	84	30	2026	25	3,697
TOTALS	560			501	74,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	501	128.0400	134.44	67,354	2025	2025	0	0	110	0.00	110.00

1 SINGLE FAM 0% - 2026 Heated Area: 476 HX Base Yr



56366 COLBY DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	74,089
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	124,089
SOH/AGL Deduction	12,385
ASSESSED VALUE	111,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,704
TOTAL JUST VALUE	124,089
NCON VALUE	74,089
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250007980			07/21/2025
B240008132	14*40 TINY HOME	81,554	07/11/2024
8719	CHNGE SRVC	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2840/1529	1/12/2026	WD	Q	I	01	155,000
GRANTOR: LONG MICHAEL J						
GRANTEE: DINGMAN APRIL						
2060/0775	7/19/2016	WD	U	I	37	10,000
GRANTOR: FRALICK LAYNE E & KEL						
GRANTEE: LONG MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E14 S34 W14 N34 $
FOP=[YR=2026;ORIG=10,44] E14 S6 W14 N6 $
.

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

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	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 12/17/2024 BY TW Total Acres: 2.24 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS