LOT 133
IN OR 1987/1951
2015 TOWN DW/MH

REYNOLDS KIMBERLY D EST
56234 COLBY DR
CALLAHAN, FL 32011

2026

48-3N-25-4196-0133-0000

BUILDING CHARACTERISTICS

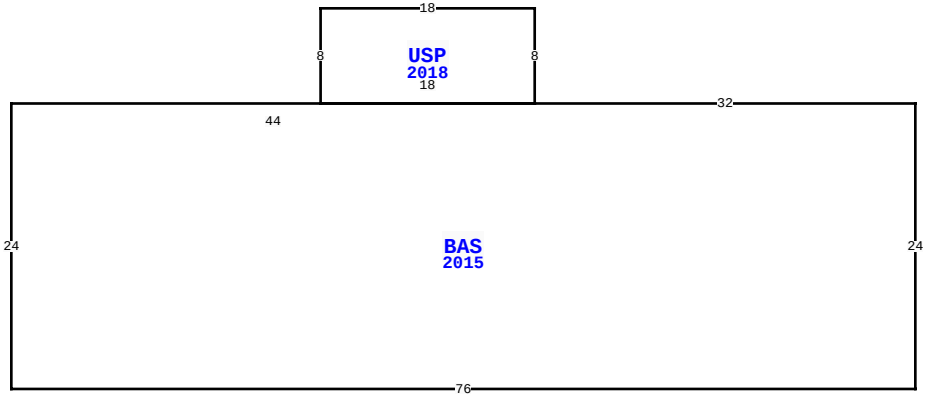
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,824	100	2015	1,824	152,380
USP	144	50	2018	72	6,015
TOTALS	1,968			1,896	158,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,896	128.9200	116.03	219,993	2015	2015	0	0	0	28.00	72.00

1 M/H 94+ 0% - 0 Heated Area: 1824 HX Base Yr



56234 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	158,395
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	208,395
SOH/AGL Deduction	0
ASSESSED VALUE	208,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,395
TOTAL JUST VALUE	208,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531036	XFOB	3,467	08/01/2015
MH94408	MH MOVE-ON	26,000	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1987/1951	6/26/2015	QC	U	I	11	100
GRANTOR: PEARSON DAVID C						
GRANTEE: REYNOLDS KIMBERLY D						
0837/1695	6/16/1998	QC	Q	V	06	100
GRANTOR: REYNOLDS ROBERT JOSEP						
GRANTEE: PEARSON DAVID C & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W32 USP=[YR=2018] N8 W18 S8 E18$ W44 S24 E76 N24$.

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 03/27/2026 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS