IN OR 979/1651 RP 1316
EX R/W PT CASE# 01-418CA
EX 4-12 THRU 4-15

GILL CHARLES B
66112 GUSSIE LANE
CALLAHAN, FL 32011-8804

2023

05-2N-26-0000-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

GUSSIE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	31,500
SOH/AGL Deduction	15,131
ASSESSED VALUE	16,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,369
TOTAL JUST VALUE	31,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0979/1651	4/05/2001	PR	U	I	01	100
GRANTOR: GILL CHARLES P/R FOR						
GRANTEE: GILL CHARLES B						
0586/0531	12/19/1989	WD	U	I	01	100
GRANTOR: GILL GUSSIE L						
GRANTEE: GILL GUSSIE L						

BUILDING NOTES

BUILDING DIMENSIONS

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	000115	C	SFR ACRES	0		OR	0.00	0.00	0.70	AC		1.00	1.00	1.00	45,000.00	45,000.00	31,500							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.70 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/02/2023 BY SYS