IN OR 1566/158
FLHMBFP119544676A &
FLHMBFP119544676B

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

2023

05-2N-26-0000-0004-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

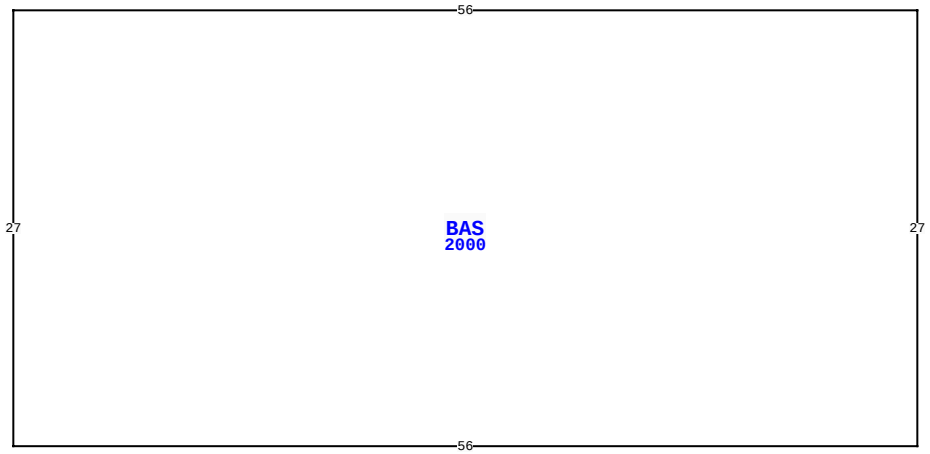
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	75,874
TOTALS	1,512		1,512	75,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	123.6000	86.52	130,818	2000	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2001 Heated Area: 1512 HX Base Yr 2001



66112 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		75,874
TOTAL MARKET OB/XF VALUE		5,292
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		126,166
SOH/AGL Deduction		74,596
ASSESSED VALUE		51,570
TOTAL EXEMPTION VALUE	HX HB SX	51,570
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		126,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992950	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/0158	5/12/2008	QC	U	I	01	26,300
GRANTOR: CRIBB PATRICIA ANN						
GRANTEE: CRIBB PATRICIA & CH						
0873/0455	3/08/1999	QC	U	V	06	100
GRANTOR: GILL CHARLES B						
GRANTEE: CRIBB PATRICIA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S27 E56 N27$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0350	CARPORT WD	0	100	24	18	432.00	SF	13.00	13.00	100	1999	1999	3	20	1,123	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1999	1999	3	20	720	
4	0751	UOP	0	100	16	8	128.00	SF	10.00	10.00	100	1998	1998	3	27	346	
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1998	1998	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 5,292

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS