IN OR 1566/158
FLHMBFP119544676A &
FLHMBFP119544676B

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

2024

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

BUILDING CHARACTERISTICS

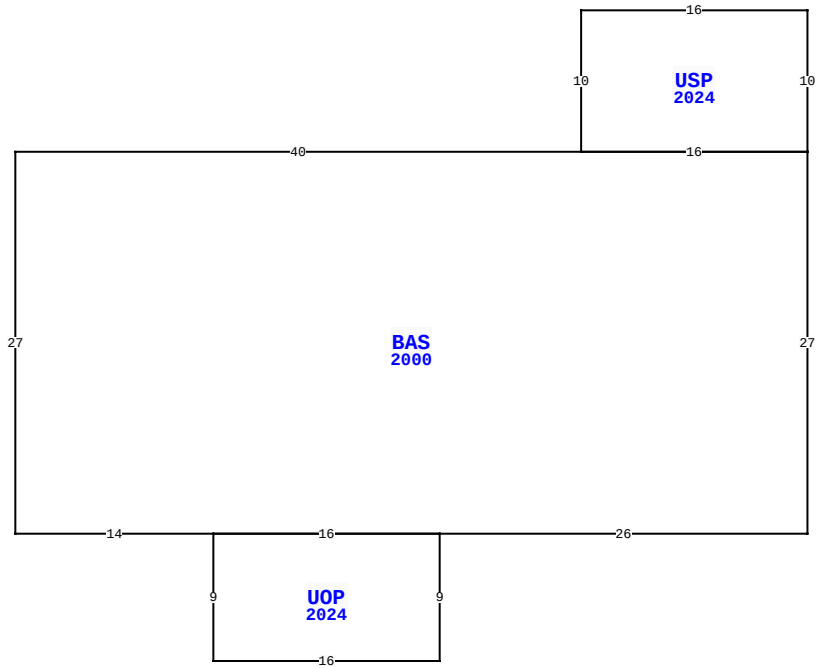
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	78,491
UOP	144	25	36	1,869
USP	160	50	80	4,153
TOTALS	1,816		1,628	84,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,628	123.6000	92.70	150,916	2000	2005	0	0	0	44.00	56.00

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	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		84,513
TOTAL MARKET OB/XF VALUE		5,186
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		134,699
SOH/AGL Deduction		81,582
ASSESSED VALUE		53,117
TOTAL EXEMPTION VALUE	HX HB SX	53,117
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		134,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,166

METAL CRPT/ STRG (18X40) W/ ATTACHED PL SHED (ACTU
MISC CRPT W/ BLOCK WALLS = NV: KW 1/2024
OWNER ALSO OWNS PRCLS: 0004-0090 + 0004-0120
RP: 12011451 & 12011452

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;ORIG=0,0] W16 W40 S27 E14 E16 E26 N27 $
UOP=[YR=2024;ORIG=-42,27] E16 S9 W16 N9 $
USP=[YR=2024;ORIG=0,0] W16 N10 E16 S10 $
.

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	84	2,940	
2	0350	CARPORT WD	0	100	40	18	720.00	SF	13.00	13.00	100	1999	1999	3	24	2,246	

LAND DESCRIPTION

TOTAL OB/XF 5,186

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 01/31/2024 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS