IN OR 1345/1506
R673050 & R673051
ESMT OR 1434/441 & OR 1434/442

LABOMBARBE JACKY J
66179 GUSSIE LANE
CALLAHAN, FL 32011

2025

05-2N-26-0000-0004-0140

NASSAU COUNTY PROPERTY

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 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

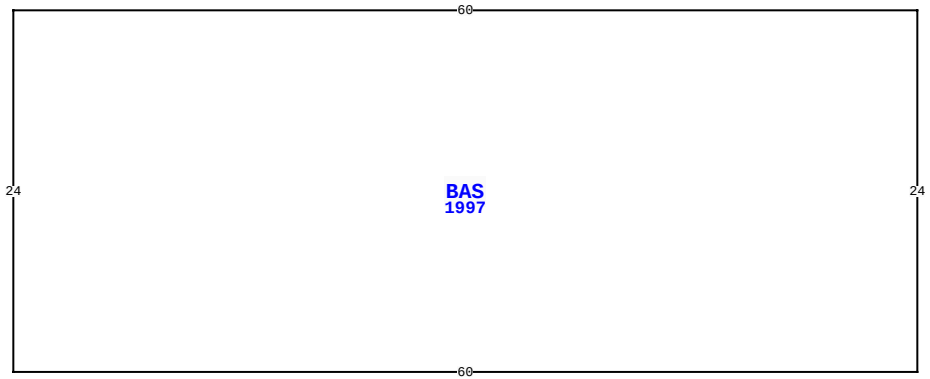
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1997	1,440	40,643
TOTALS	1,440			1,440	40,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	117.6000	94.08	135,475	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1440 HX Base Yr



66179 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	40,642
TOTAL MARKET OB/XF VALUE	780
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	86,422
SOH/AGL Deduction	30,608
ASSESSED VALUE	55,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,814
TOTAL JUST VALUE	86,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,342

MISC STRGS= NV: KW 1/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-808	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/1506	8/29/2005	QC	Q	I	01	100

GRANTOR: LABOMBARBE THOMAS
GRANTEE: LABOMBARBE JACKY J

0606/0423	9/04/1990	QC	Q	V	01	100

GRANTOR: LABOMBARBE JACQUELIN
GRANTEE: LABOMBARBE TOM & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S24 E60 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
1	1242	WD DECK A	0	0	12	24	288.00	SF	10.00	10.00	100	1995	1995	3	20	576	
2	1242	WD DECK A	0	0	12	6	72.00	SF	10.00	10.00	100	1997	1997	3	20	144	
3	1242	WD DECK A	0	0	6	5	30.00	SF	10.00	10.00	100	1995	1995	3	20	60	

LAND DESCRIPTION

TOTAL OB/XF 780

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		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 07/30/2025 BY SYS