IN OR 586/539 & OR 633/214
EX R/W CASE #01-418CA
ESMT OR 1434/440

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

2025

05-2N-26-0000-0004-0150

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	YEAR	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	34,200
TOTAL MARKET VALUE	34,200
SOH/AGL Deduction	12,695
ASSESSED VALUE	21,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,505
TOTAL JUST VALUE	34,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,200

OWNER LIVES ON PRCL 0004-0120 (66112 GUSSIE) + AL
MISC SHED-NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0633/0214	8/07/1991	QC	Q	I	06	7,000
GRANTOR: GILL BERTHA ANN						
GRANTEE: GILL CHARLES B						
0586/0539	12/19/1989	WD	Q	V	01	100
GRANTOR: GILL GUSSIE L						
GRANTEE: GILL CHARLES B & B						

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	000100	C	RES	0		OR	0.00	0.00	0.76	AC		1.00	1.00	1.00	45,000.00	45,000.00	34,200							

REVIEW DATE 01/31/2024 BY KWA Total Acres: 0.76 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 07/30/2025 BY SYS