

BLOCK A LOT 3  
IN OR 880/221  
ROBINWOOD ESTATES PB 5/333

HYGEMA WESLEY S & CARRIE A  
45095 ROBINWOOD ESTATES  
CALLAHAN, FL 32011

2023

49-2N-25-4150-000A-0030



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 07 |
|---------|--|----------|----|

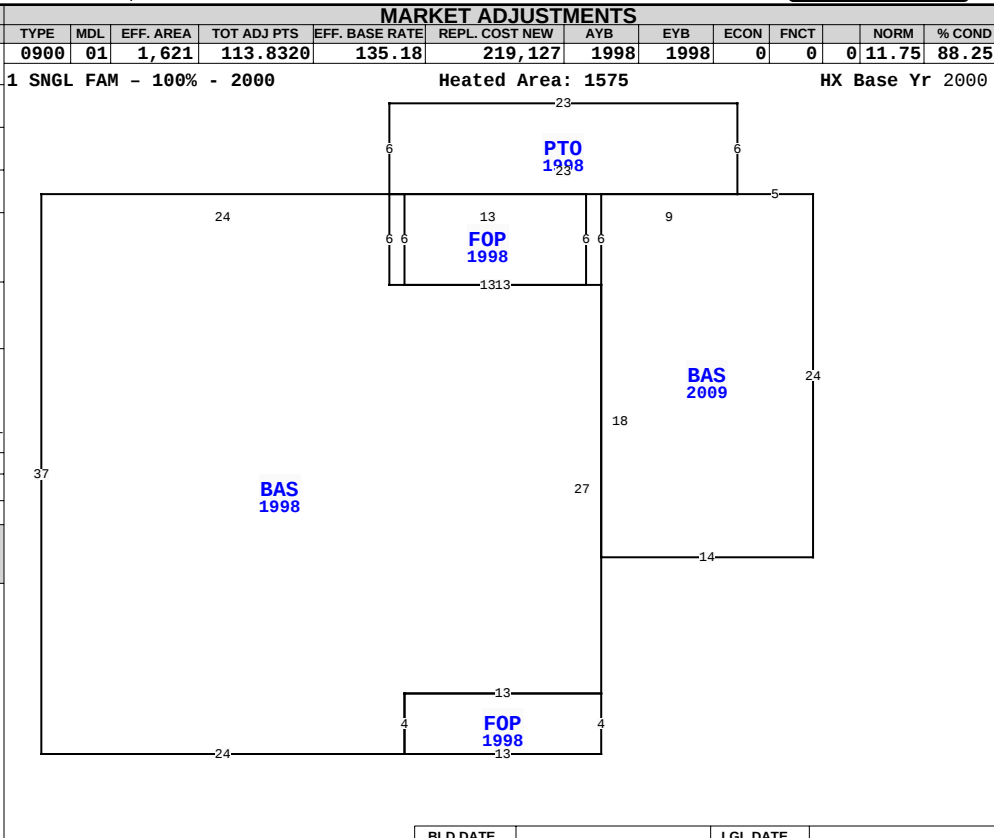
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 7005.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,239            | 100         | 1,239        | 147,808              |
| BAS       | 336              | 100         | 336          | 40,083               |
| FOP       | 52               | 30          | 16           | 1,909                |
| FOP       | 78               | 30          | 23           | 2,744                |
| PTO       | 138              | 5           | 7            | 835                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,843 |  | 1,621 | 193,380 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |   |        |    |       |       |
|----------------|------------|-------------|---------|-----|---|--------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS  | UT | Adj R | NOTES |
| 1              | 0810       | CONCRETE A  | 0       | 100 | 0 | 375.00 | SF | 6.50  |       |
| 2              | 0810       | CONCRETE A  | 0       | 100 | 0 | 494.00 | SF | 6.50  |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | NOTES |
| 1                | 000100   | C   | SFR                  | 100 |     |          | 75.00 | 100.00 |       |



|                               |
|-------------------------------|
| 45095 ROBINWOOD CIR, CALLAHAN |
|-------------------------------|

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 4,799       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 1              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 193,380   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 4,799     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 45,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 243,179   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 135,864   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 107,315   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 57,315    |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 243,179   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 184,451   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                    |           |              |        |        |           |               |  |  |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 0880/0221                     | 4/23/1999 | WD           | Q      | I      |           | 83,500        |  |  |  |
| GRANTOR:HOLLOWAY CECIL R JR G |           |              |        |        |           |               |  |  |  |
| GRANTEE:HYGEMA WESLEY S & C   |           |              |        |        |           |               |  |  |  |
| 0834/1545                     | 5/21/1998 | WD           | U      | V      | 19        | 12,500        |  |  |  |
| GRANTOR:MOORE CECIL           |           |              |        |        |           |               |  |  |  |
| GRANTEE:HOLLOWAY CECIL R JR   |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2009] W5 PTO=[YR=1998] N6 W23 S6 FOP=[YR=1998] S6 E13 N6 W13 \$ E23 \$ W9 S6 BAS=[YR=1998] W13 N6 W24 S37 E24 FOP=[YR=1998] E13 N4 W13 S4 \$ N4 E13 N27 \$ S18 E14 N24 \$ . |  |  |  |  |  |  |  |  |  |