BLOCK A LOT 5
IN OR 1011/710
ROBINWOOD ESTATES PB 5/333

WILLIAMS MICHAEL A & CYNTHIA L
PO BOX 1059
CALLAHAN, FL 32011-1059

2023

49-2N-25-4150-000A-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

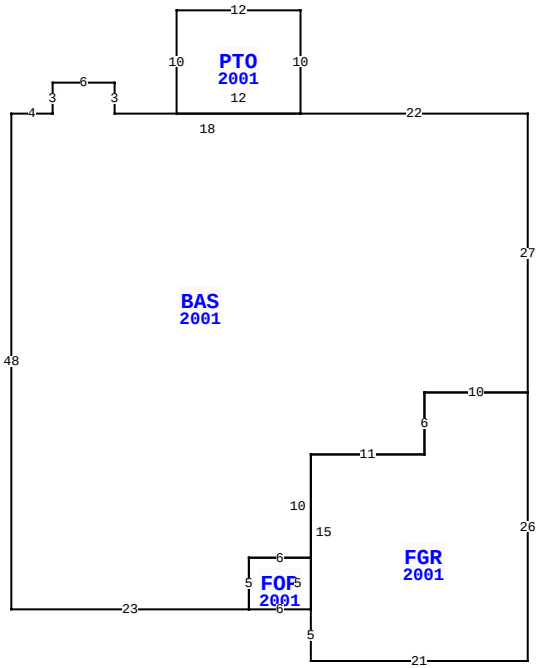
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,013	100	2,013	211,180
FGR	480	55	264	27,696
FOP	30	30	9	944
PTO	120	5	6	629
TOTALS	2,643		2,292	240,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,292	104.8600	124.52	285,400	2001	2001	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2002 Heated Area: 2013 HX Base Yr 2002



45065 ROBINWOOD CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		240,450
TOTAL MARKET OB/XF VALUE		4,336
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		289,786
SOH/AGL Deduction		161,492
ASSESSED VALUE		128,294
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,294
TOTAL JUST VALUE		289,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2545	XFOB	1,930	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1011/0710	10/05/2001	WD	Q	I		125,000
GRANTOR: KELLY WILLIAM A JR &						
GRANTEE: WILLIAMS MICHAEL &						
0975/0633	3/13/2001	QC	Q	V		13,500
GRANTOR: MOORE CECIL						
GRANTEE: KELLY WILLIAM AVERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W22 PTO=[YR=2001] N10 W12 S10 E12$ W18 N3 W6 S3 W4 S48 E23 FOP=[YR=2001] E6 FGR=[YR=2001] S5 E21 N26 W10 S6 W11 S15$ N5 W6 S5$ N5 E6 N10 E11 N6 E10 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	0811	CONCRETE B	0	100	0	0	885.00	SF	5.20	5.20	100	2001	2001	3	82	3,774	
2	0940	SHEDS/PORT	0	100	11	12	132.00	SF	21.30	21.30	100	2001	2001	3	20	562	

LAND DESCRIPTION

TOTAL OB/XF 4,336

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	SFR	100	0006		75.00	100.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS