



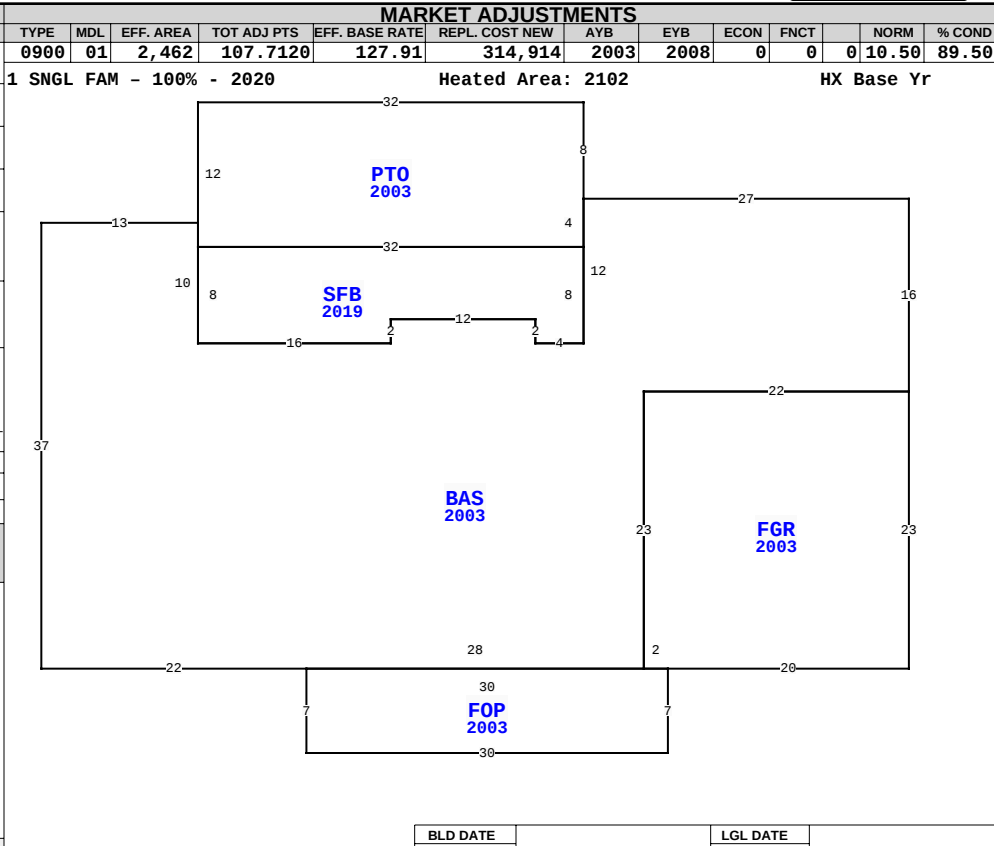
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,916	100	1,916	219,343
FGR	506	55	278	31,825
FOP	210	30	63	7,212
PTO	384	5	19	2,175
SFB	232	80	186	21,293
TOTALS	3,248		2,462	281,848

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,396.00	SF	4.00	4.00	
2	0751	UOP	0	0	26	11	286.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			150.00	100.00	2.00	LT	



45269 ROBINWOOD CIR, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
9,195											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		281, 848	
TOTAL MARKET OB/XF VALUE		9, 195	
TOTAL LAND VALUE - MARKET		76, 500	
TOTAL MARKET VALUE		367, 543	
SOH/AGL Deduction		602	
ASSESSED VALUE		366, 941	
TOTAL EXEMPTION VALUE		13	366, 399
BASE TAXABLE VALUE		542	
TOTAL JUST VALUE		367, 543	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285, 399	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2604	NEW CONSTR	0	05/06/2003
B2598	NEW CONSTR	125,000	04/29/2003
M2538	H/AC	0	04/29/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2258/0047	2/22/2019	WD	Q	I	01	242,700			
GRANTOR: BARKER JAMES S									
GRANTEE: ALVAREZ ANTHONY & M									
0962/1365	12/19/2000	QC	Q	V		11,000			
GRANTOR: MOORE CECIL									
GRANTEE: BARKER JAMES S & PA									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W27 PTO=[YR=2003] N8 W32 S12 SFB=[YR=2019] S8 E16 N2 E12 S2 E4 N8 W32\$ E32 N4\$ S12 W4 N2 W12 S2 W16 N10 W13 S37 E22 FOP=[YR=2003] S7 E30 N7 FGR=[YR=2003] E20 N23 W22 S23 E2\$ W30\$ E28 N23 E22 N16\$.											