

BLOCK A LOT 12
IN OR 1837/694
ROBINWOOD ESTATES PB 5/333

WATERS APRIL M
45215 ROBINWOOD CIR
CALLAHAN, FL 32011

2023

49-2N-25-4150-000A-0120



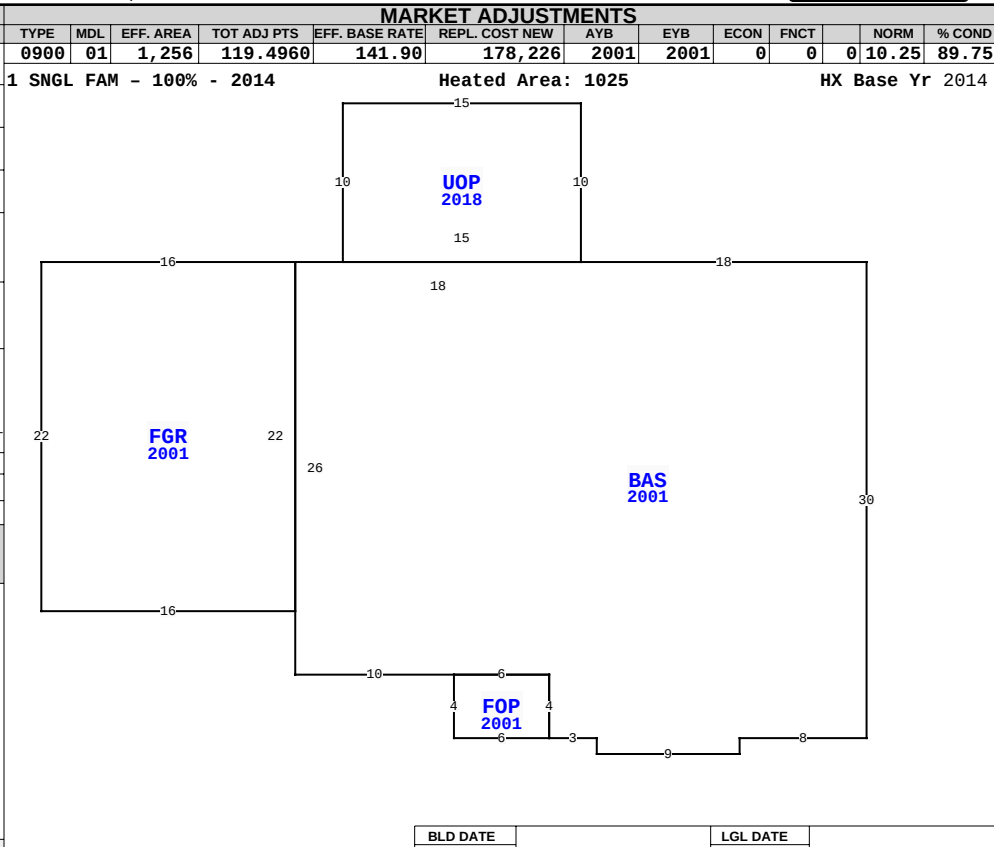
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,025	100	1,025	130,540
FGR	352	55	194	24,707
FOP	24	30	7	891
UOP	150	20	30	3,821
TOTALS	1,551		1,256	159,958

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	901.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			75.00	100.00	1.00



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

TOTAL OB/XF									
3,842									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 1	Tax Dist:								
BUILDING MARKET VALUE	159,958								
TOTAL MARKET OB/XF VALUE	3,842								
TOTAL LAND VALUE - MARKET	45,000								
TOTAL MARKET VALUE	208,800								
SOH/AGL Deduction	110,977								
ASSESSED VALUE	97,823								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	47,823								
TOTAL JUST VALUE	208,800								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	158,777								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4659	ROOF		04/01/2023
4126	ADDITION	0	06/01/2017
2336	NEW CONSTR	84,000	02/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1837/0694	1/24/2013	WD	Q	I	02	95,000			
GRANTOR: BONNER BEVERLY A P/R									
GRANTEE: WATERS APRIL M									
1689/1937	7/13/2010	WD	U	I	11	117,000			
GRANTOR: FEDERAL NATIONAL MORT									
GRANTEE: BONNER CAROL W									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2001] W18 UOP=[YR=2018] N10 W15 S10 E15 \$ W18									
FGR=[YR=2001] W16 S22 E16 N22 \$ S26 E10 FOP=[YR=2001] S4 E6									
N4 W6 \$ E6 S4 E3 S1 E9 N1 E8 N30 \$.									