BLOCK A LOT 13
IN OR 1619/627
ROBINWOOD ESTATES PB 5/333

DUGGER MARK A & ROBIN M
45201 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2023

49-2N-25-4150-000A-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

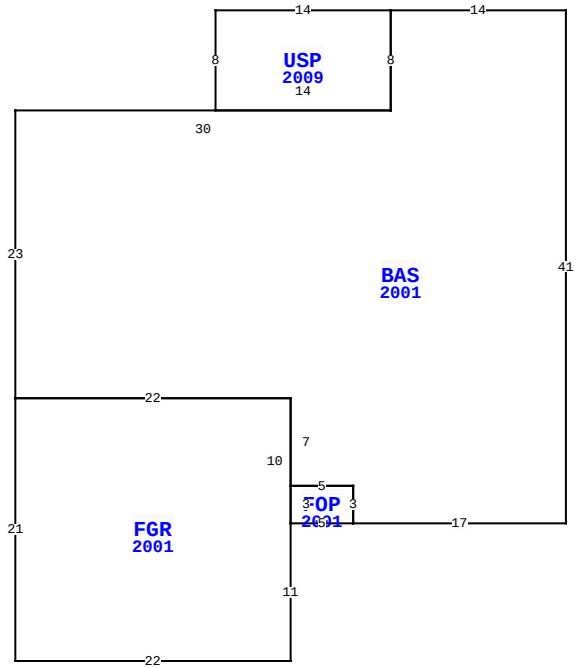
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,329	100	1,329	157,181
FGR	462	55	254	30,041
FOP	15	30	4	473
USP	112	30	34	4,021
TOTALS	1,918		1,621	191,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,621	118.2180	140.38	227,556	2001	2001	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2010 Heated Area: 1329 HX Base Yr 2010



45201 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		191,716
TOTAL MARKET OB/XF VALUE		2,861
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		239,577
SOH/AGL Deduction		133,974
ASSESSED VALUE		105,603
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,603
TOTAL JUST VALUE		239,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
COPY	NEW CONSTR	61,000	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1619/0627	4/30/2009	WD	Q	I	01	145,000
GRANTOR: BRYAN LOUELLE J						
GRANTEE: DUGGER MARK A & ROB						
1069/1489	7/19/2002	QC	U	I	07	100
GRANTOR: MOORE CECIL						
GRANTEE: FLOYD MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 USP=[YR=2009] W14 S8 E14 N8 $ S8 W30 S23
FGR=[YR=2001] S21 E22 N11 FOP=[YR=2001] E5 N3 W5 S3 $ N10
W22 $ E22 S7 E5 S3 E17 N41 $.

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	671.00	SF	5.20	5.20	100	2001	2001	3	82	2,861	

LAND DESCRIPTION

TOTAL OB/XF 2,861

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			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