BLOCK B LOTS 1 2 & 3
IN OR 1041/1484
EX S-1 OF LOTS 1 & 3

MOORE BARBARA
45010 ROBINWOOD CIR
CALLAHAN, FL 32011-1281

2023

49-2N-25-4150-000B-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

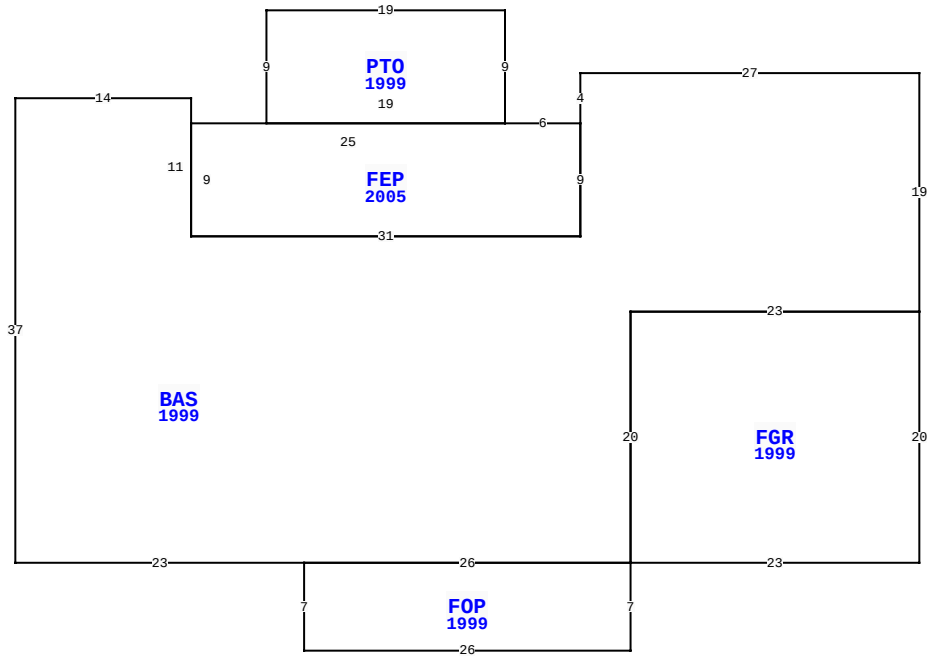
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,917	100	1,917	204,714
FEP	279	80	223	23,814
FGR	460	55	253	27,018
FOP	182	30	55	5,874
PTO	171	5	9	961
TOTALS	3,009		2,457	262,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,457	108.6720	129.05	317,076	1999	1999	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2000 Heated Area: 1917 HX Base Yr 2000



45010 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		262,380
TOTAL MARKET OB/XF VALUE		18,520
TOTAL LAND VALUE - MARKET		87,750
TOTAL MARKET VALUE		368,650
SOH/AGL Deduction		193,152
ASSESSED VALUE		175,498
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		70,498
TOTAL JUST VALUE		368,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2753	GARAGE	4,800	02/14/2005
181	NEW CONSTR	50,000	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1041/1484	3/06/2002	QC	U	I	01	100
GRANTOR: MOORE CECIL P						
GRANTEE: MOORE CECIL & BARBA						
0812/0645	11/05/1997	WD	U	V	06	11,529
GRANTOR: HUDSON MARIE D						
GRANTEE: MOORE CECIL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W27 S4 FEP=[YR=2005] W6 PTO=[YR=1999] N9 W19 S9 E19$ W25 S9 E31 N9$ S9 W31 N11 W14 S37 E23 FOP=[YR=1999] S7 E26 N7 FGR=[YR=1999] E23 N20 W23 S20$ W26$ E26 N20 E23 N19$.

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
2	0812	CONCRETE C	0	100	0	0	2,145.00	SF	4.00	4.00	100	1999	1999	3	79	6,778	
3	0474	VF 4 RAIL	0	100	0	0	518.00	LF	9.25	9.25	100	2000	2000	3	55	2,635	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165	
5	0810	CONCRETE A	0	100	0	0	193.00	SF	6.50	6.50	100	2005	2005	3	87	1,091	
6	0511	GARAGE CB-	0	100	13	17	221.00	SF	40.00	40.00	100	2005	2005	3	87	7,691	
7	1100	VAC SYSTEM	0	100	0	0	1.00	UT	800.00	800.00	100	1999	1999	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 18,520

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		151.00	118.00	3.00	LT		1.00	1.00	0.65	45,000.00	29,250.00	87,750							

REVIEW DATE 11/13/2019 BY KBA Total Acres: 0.00 Total Land Value: 87,750 Market: 0 Agricultural: 0 Common: 87,750 PRINTED 08/02/2023 BY SYS