BLOCK B LOT 4
IN OR 2003/1707
ROBINWOOD ESTATES PB 5/333

REED MEGAN
45290 ROBINWOOD CIR
CALLAHAN, FL 32011

2023

49-2N-25-4150-000B-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

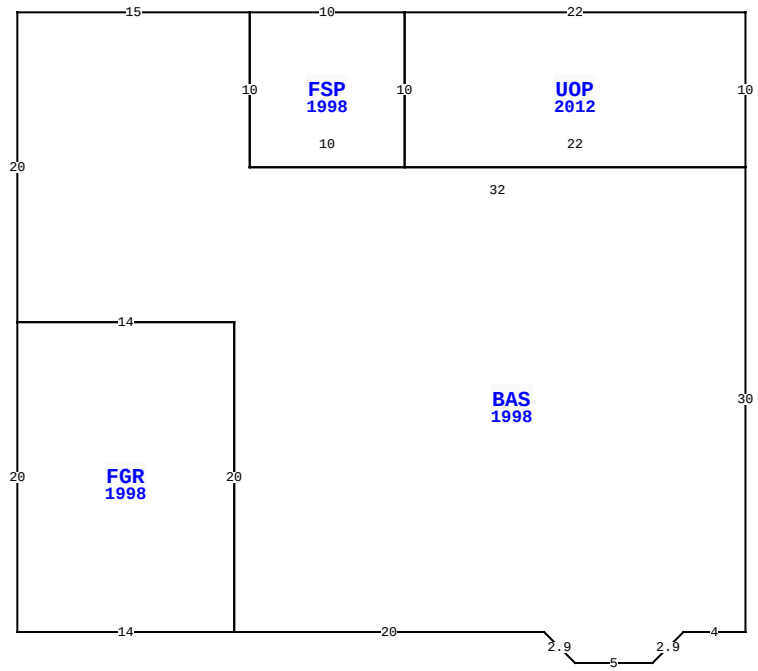
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,294	100	1,294	151,346
FGR	280	55	154	18,012
FSP	100	40	40	4,678
UOP	220	20	44	5,146
TOTALS	1,894		1,532	179,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,532	115.8720	137.60	210,803	1998	2002	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2016 Heated Area: 1294 HX Base Yr 2016



45290 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		179,183
TOTAL MARKET OB/XF VALUE		5,629
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		229,812
SOH/AGL Deduction		113,738
ASSESSED VALUE		116,074
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,074
TOTAL JUST VALUE		229,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/1707	7/28/2015	SW	U	I	12	82,500
GRANTOR: LSF8 MASTER PARTICIPA						
GRANTEE: REED MEGAN						
1981/0764	5/22/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LSF8 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W22 FSP=[YR=1998] W10 BAS=[YR=1998] W15 S20 FGR=[YR=1998] S20 E14 N20 W14 $ E14 S20 E20 D2 R2 E5 U2 R2 E4 N30 W32 N10 $ S10 E10N10 $ S10 E22 N10 $.

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	0810	CONCRETE A	0	100	0	0	745.00	SF	6.50	6.50	100	1998	1998	3	77	3,729	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	2000	2000	3	20	257	
3	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1999	1999	3	79	1,643	

LAND DESCRIPTION

TOTAL OB/XF 5,629

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