BLOCK B LOT 6
IN OR 1835/1756
ROBINWOOD ESTATES PB 5/333

DENMARK GINA L
45278 ROBINWOOD CR
CALLAHAN, FL 32011

2023

49-2N-25-4150-000B-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

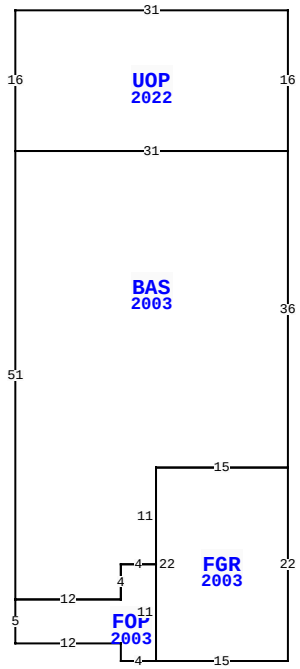
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,340	100	1,340	174,125
FGR	330	55	182	23,649
FOP	104	30	31	4,028
UOP	496	20	99	12,865
TOTALS	2,270		1,652	214,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,652	118.3000	140.48	232,073	2003	2006	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2014 Heated Area: 1340 HX Base Yr 2014



45278 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		214,668
TOTAL MARKET OB/XF VALUE		4,734
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		264,402
SOH/AGL Deduction		130,569
ASSESSED VALUE		133,833
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,833
TOTAL JUST VALUE		264,402
NCON VALUE		17,154
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2538	NEW CONSTR	0	01/03/2003
P2538	NEW CONSTR	0	12/27/2002
B2538	NEW CONSTR	60,332	10/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1835/1756	1/11/2013	WD	Q	I	01	95,000
GRANTOR: MOORE LATRECIA ANN &						
GRANTEE: DENMARK GINA L						
1826/0862	3/08/2007	WD	U	I	11	100
GRANTOR: LANE ALMA						
GRANTEE: MOORE LATRECIA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] N16 W31 S16 E31$ BAS=[YR=2003] W31 S51
FOP=[YR=2003] S5 E12 S2E4 FGR=[YR=2003] E15 N22 W15 S22$ N11
W4 S4 W12$ E12 N4 E4 N11 E15 N36$.

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	367.00	SF	6.50	6.50	100	2003	2003	3	84	2,004	
3	1075	TRELLIS G	0	100	0	0	100.00	SF	35.00	35.00	100	2014	2014	3	78	2,730	

LAND DESCRIPTION

TOTAL OB/XF 4,734

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			81.00	100.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/03/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS