

BLOCK B LOT 8
IN OR 1108/697
ROBINWOOD ESTATES PB 5/333

DOWIE MICHAEL E
45252 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2023

49-2N-25-4150-000B-0080



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
BAS	1,270	100
FGR	410	55
FOP	56	30
PTO	100	5
TOTALS	1,836	1,518

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,518	118.2180	140.38	213,097	2002	2002	0	0	0	15.00	85.00	
1 SNGL FAM - 0% - 0 Heated Area: 1270 HX Base Yr													
45252 ROBINWOOD CIR, CALLAHAN													

NASSAU COUNTY PROPERTY				PAGE 1 of 1				1
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 1					Tax Dist:			
BUILDING MARKET VALUE					181,132			
TOTAL MARKET OB/XF VALUE					5,363			
TOTAL LAND VALUE - MARKET					45,000			
TOTAL MARKET VALUE					231,495			
SOH/AGL Deduction					61,937			
ASSESSED VALUE					169,558			
TOTAL EXEMPTION VALUE					0			
BASE TAXABLE VALUE					169,558			
TOTAL JUST VALUE					231,495			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					175,182			

EXTRA FEATURES							45252 ROBINWOOD CIR, CALLAHAN				INC DATE				AG DATE			
L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045		
2	0811	CONCRETE B	0	0	0	0	537.00	SF	5.20	5.20	100	2002	2002	3	83	2,318		