**BLOCK B LOT 9**
ROBINWOOD ESTATES PB 5/333

**CURRENT JAMES**
45240 ROBINWOOD CIR
CALLAHAN, FL 32011

# 2023

**49-2N-25-4150-000B-0090**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

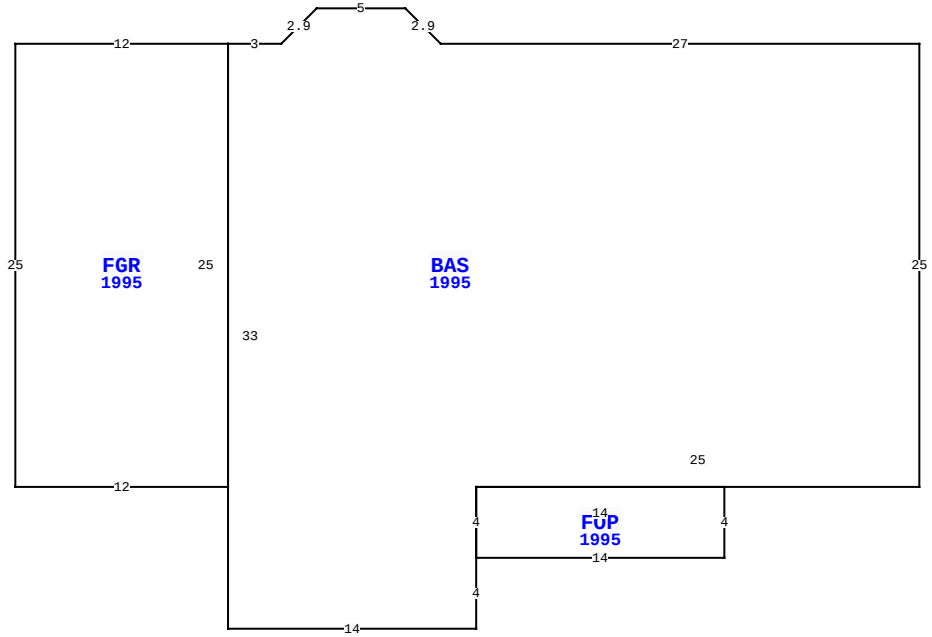
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 1,101 | 100 | 1,101 | 141,538 |
| FGR | 300 | 55 | 165 | 21,211 |
| FOP | 56 | 30 | 17 | 2,186 |
| TOTALS | 1,457 | | 1,283 | 164,935 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,283 | 124.0720 | 147.34 | 189,037 | 1995 | 2005 | 0 | 0 | 0 | 12.75 | 87.25 |

1 SNGL FAM – 100% - 2023 Heated Area: 1101 HX Base Yr 2023




45240 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 | | 164,935 |
| TOTAL MARKET OB/XF VALUE | | 2,661 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 212,596 |
| SOH/AGL Deduction | | 42,454 |
| ASSESSED VALUE | | 170,142 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 120,142 |
| TOTAL JUST VALUE | | 212,596 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 147,218 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4329R | REPAIR/RRF | 7,450 | 06/08/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2576/1256 | 6/30/2022 | WD | Q | I | 01 | 280,000 |
| GRANTOR: ANDERSON AUSTIN & JES | | | | | | |
| GRANTEE: CURRENT JAMES | | | | | | |
| 2411/1696 | 11/20/2020 | WD | Q | I | 01 | 190,000 |
| GRANTOR: BARBER JAMES D & LADO | | | | | | |
| GRANTEE: ANDERSON AUSTIN & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W27 U2 L2 W5 D2 L2 W3 FGR=[YR=1995] W12 S25 E12 N25$ S33 E14 N4 FOP=[YR=1995] E14 N4 W14 S4$ N4 E25 N25$.

## 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 | 701.00 | SF | 5.20 | 5.20 | 100 | 1996 | 1996 | 3 | 73 | 2,661 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,661

| 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 | | OR | 75.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 02/22/2021 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS