

BLOCK B LOT 22
IN OR 1362/24
ROBINWOOD ESTATES PB 5/333

BASS JOHN K & SUSAN KAY
45106 ROBINWOOD CR
CALLAHAN, FL 32011

2023

49-2N-25-4150-000B-0220



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		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	1,301	100	1,301	158,921
FGR	350	55	192	23,454
FOP	65	30	20	2,443
FOP	78	30	23	2,810
UOP	320	20	64	7,818

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,600	116.8920	138.81	222,096	1998	2006	0	0	0 12.00	88.00
1 SNGL FAM - 100% - 2006											
Heated Area: 1301											
HX Base Yr 2006											
45106 ROBINWOOD CIR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			PAGE 1 of 1		1
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE			195,444		
TOTAL MARKET OB/XF VALUE			4,204		
TOTAL LAND VALUE - MARKET			45,000		
TOTAL MARKET VALUE			244,648		
SOH/AGL Deduction			135,708		
ASSESSED VALUE			108,940		
TOTAL EXEMPTION VALUE		HX HB	50,000		
BASE TAXABLE VALUE			58,940		
TOTAL JUST VALUE			244,648		
NCON VALUE			10,110		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			176,111		

TOTALS		2,114		1,600		195,444		45106 ROBINWOOD CIR, CALLAHAN					XF DATE				LAND DATE	
EXTRA FEATURES										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	0810	CONCRETE A	0	100	0	0	840.00	SF	6.50	6.50	100	1998	1998	3	77	4,204		