BLOCK B LOT 23
IN OR 834/1739
ROBINWOOD ESTATES PB 5/333

ARNOLD NATASHA L/DRAKE JAMES A
45092 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2023

49-2N-25-4150-000B-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

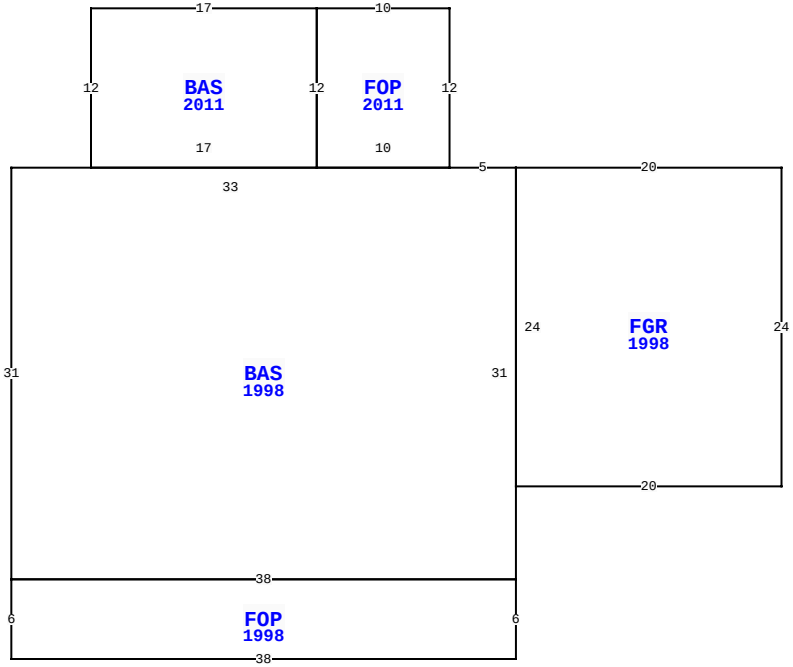
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,178	100	1,178	133,862
BAS	204	100	204	23,181
FGR	480	55	264	30,000
FOP	228	30	68	7,727
FOP	120	30	36	4,091
TOTALS	2,210		1,750	198,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,750	114.6000	136.09	238,158	1998	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1999 Heated Area: 1382 HX Base Yr 1999



45092 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		198,862
TOTAL MARKET OB/XF VALUE		5,280
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		249,142
SOH/AGL Deduction		139,102
ASSESSED VALUE		110,040
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,040
TOTAL JUST VALUE		249,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0834/1739	5/21/1998	WD	Q	I		72,000
GRANTOR: HOLLOWAY CECIL R JR G						
GRANTEE: ARNOLD NATASHA L &						
0825/0422	3/05/1998	WD	U	V	01	100
GRANTOR: HOLLOWAY CECIL R JR						
GRANTEE: HOLLOWAY CECIL R JR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W20 BAS=[YR=1998] W5 FOP=[YR=2011] N12 W10
BAS=[YR=2011] W17 S12 E17 N12 $ S12 E10$W33 S31 FOP=[YR=1998]
S6 E38 N6 W38 $ E38 N31 $ S24 E20 N24 $.

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	1,055.00	SF	6.50	6.50	100	1998	1998	3	77	5,280	

LAND DESCRIPTION

TOTAL OB/XF 5,280

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