BLOCK B LOT 24
IN OR 1134/1848
ROBINWOOD ESTATES PB 5/333

KNAGGE JOHN R & STEPHANIE
45080 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2023

49-2N-25-4150-000B-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

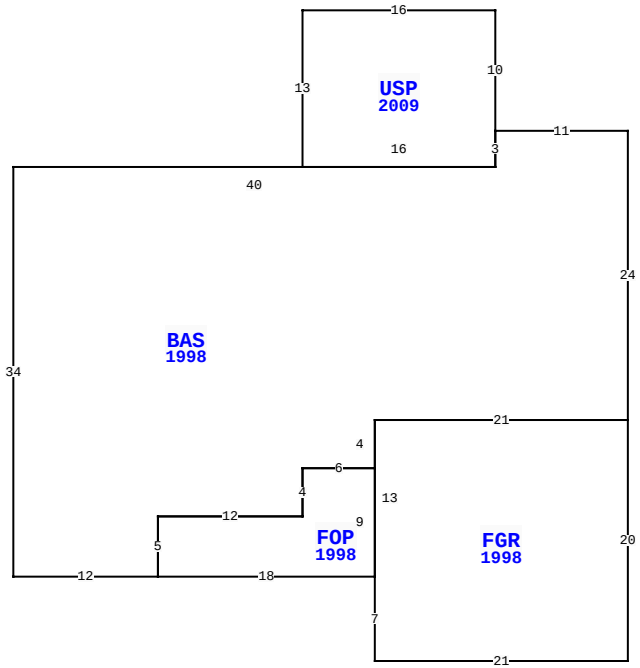
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,380	100	1,380	152,110
FGR	420	55	231	25,462
FOP	114	30	34	3,747
USP	208	30	62	6,834
TOTALS	2,122		1,707	188,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,707	113.2000	134.42	229,455	1998	1998	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 1999 Heated Area: 1380 HX Base Yr 1999



45080 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		188,153
TOTAL MARKET OB/XF VALUE		7,597
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		240,750
SOH/AGL Deduction		134,728
ASSESSED VALUE		106,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,022
TOTAL JUST VALUE		240,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1134/1848	5/05/2003	QC	U	I	01	200
GRANTOR: HOLLOWAY CECIL R JR						
GRANTEE: KNAGGE RANDALL & ST						
0851/1469	10/09/1998	WD	Q	I		85,500
GRANTOR: HOLLOWAY CECIL R JR						
GRANTEE: KNAGGE JOHN & STEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W11 USP=[YR=2009] N10 W16 S13 E16 N3$ S3 W40 S34 E12 FOP=[YR=1998] E18 FGR=[YR=1998] S7 E21 N20 W21 S13 $ N9 W6 S4 W12 S5 $ N5 E12 N4 E6 N4 E21 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	706.00	SF	6.50	6.50	100	1998	1998	3	77	3,534	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	2008	2008	3	40	1,158	

LAND DESCRIPTION

TOTAL OB/XF 7,597

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