

BLOCK B LOT 26
IN OR 1424/24
ROBINWOOD ESTATES PB 5/333

MACABITAS ERIN E
45052 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2023

49-2N-25-4150-000B-0260



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 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	1,297	100	1,297	155,963
FGR	380	55	209	25,132
FOP	87	30	26	3,126
PTO	216	5	11	1,323
TOTALS	1,980		1,543	185,544

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,543	112.2000	133.24	205,589	1997	2002	0	0	9.75	90.25	
1 SNGL FAM - 100% - 1998												
Heated Area: 1297												
HX Base Yr 1998												
The diagram shows a floor plan with four labeled areas: PTO 1997 (top center), BAS 1997 (middle left), FGR 1997 (middle right), and FOP 1997 (bottom center). Dimensions are provided for various segments: PTO 1997 is 18x12; BAS 1997 is 31x36; FGR 1997 is 19x20; FOP 1997 is 7x5. Other dimensions include 18, 12, 16, 13, 20, 19, 12, 18, 4, 13, 3, 5, 12, 18, 19, 16, 18, 12, 13, 18, 12, 18												