BLOCK B LOT 27
ROBINWOOD ESTATES PB 5/333

RAY JEAN E
45038 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2023

49-2N-25-4150-000B-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

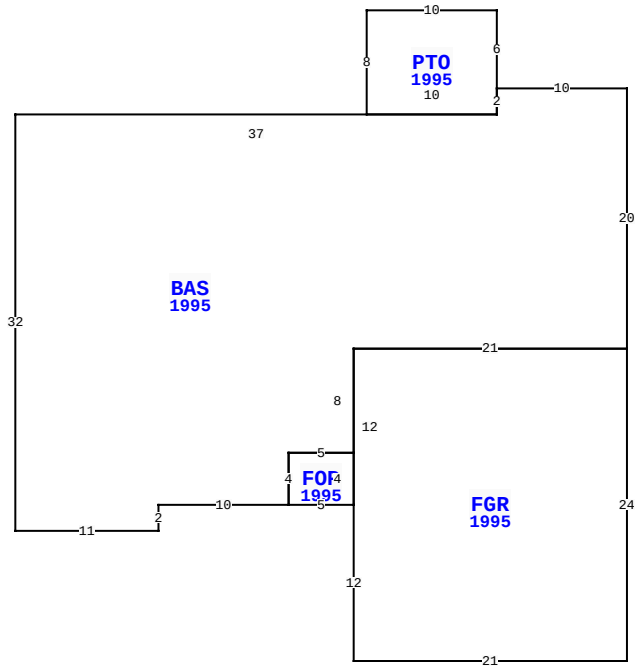
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,180	100	1,180	139,154
FGR	504	55	277	32,666
FOP	20	30	6	707
PTO	80	5	4	472
TOTALS	1,784		1,467	172,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,467	118.9320	141.23	207,184	1995	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2020 Heated Area: 1180 HX Base Yr 2020



45038 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		172,999
TOTAL MARKET OB/XF VALUE		5,719
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		223,718
SOH/AGL Deduction		79,578
ASSESSED VALUE		144,140
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		44,140
TOTAL JUST VALUE		223,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4220	REMODEL	0	10/25/2018
196	H/AC	0	10/09/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/0176	2/27/2019	WD	Q	I	01	168,000
GRANTOR: REED DAVID E JR & JAM						
GRANTEE: RAY JEAN E						
1468/0675	12/28/2006	WD	Q	I		155,500
GRANTOR: LARUE ANNETTE G						
GRANTEE: REED DAVID E JR & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W10 PTO=[YR=1995] N6 W10 S8 E10 N2$ S2 W37 S32 E11 N2 E10 FOP=[YR=1995] E5 FGR=[YR=1995] S12 E21 N24 W21 S12$ N4 W5 S4$ N4 E5 N8 E21 N20$.

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	1995	1995	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	789.00	SF	5.20	5.20	100	1995	1995	3	72	2,954	

LAND DESCRIPTION

TOTAL OB/XF 5,719

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 08/07/2019 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS