BLOCK B LOT 28
ROBINWOOD ESTATES PB 5/333

ACKERMAN JAMES T & VIRGINIA S REVOCABLE LIVING TRU
45024 ROBINWOOD CIR
CALLAHAN, FL 32011

2023

49-2N-25-4150-000B-0280

BUILDING CHARACTERISTICS

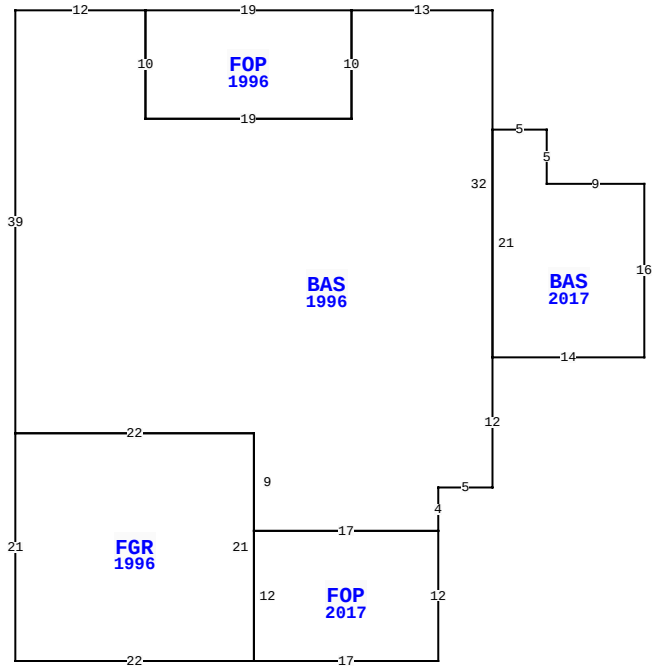
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,704	100	1,704	203,841
BAS	249	100	249	29,787
FGR	462	55	254	30,385
FOP	190	30	57	6,818
FOP	204	30	61	7,297
TOTALS	2,809		2,325	278,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,325	113.1900	134.41	312,503	1996	2004	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2020 Heated Area: 1953 HX Base Yr 2020



45024 ROBINWOOD CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		278,128
TOTAL MARKET OB/XF VALUE		6,496
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		329,624
SOH/AGL Deduction		166,318
ASSESSED VALUE		163,306
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		58,306
TOTAL JUST VALUE		329,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4078	REMODEL	0	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2315/0905	10/16/2019	QC	U	I	11	100
GRANTOR: ACKERMAN VIRGINIA						
GRANTEE: ACKERMAN JAMES SR &						
2294/1779	7/25/2019	WD	Q	I	01	222,500
GRANTOR: REED MARGARET H						
GRANTEE: ACKERMAN VIRGINIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W13 FOP=[YR=1996] W19 S10 E19 N10$ S10 W19 N10 W12 S39 FGR=[YR=1996] S21 E22 FOP=[YR=2017] E17 N12 W17 S12$ N21 W22$ E22 S9 E17 N4 E5 N12 BAS=[YR=2017] E14 N16 W9 N5 W5 S21$ N32$.

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	1996	1996	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	5.20	100	1996	1996	3	73	2,726	
3	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	100	2017	2017	3	97	970	

LAND DESCRIPTION

TOTAL OB/XF 6,496

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			80.00	100.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/25/2022 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS