LOT 62
BRANCH CREEK PB 7/343

SANTOS ANGEL A/EBRON-SANTOS SONJA T
46007 ROBINWOOD TRL
CALLAHAN, FL 32011

2024

32-2N-25-019B-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

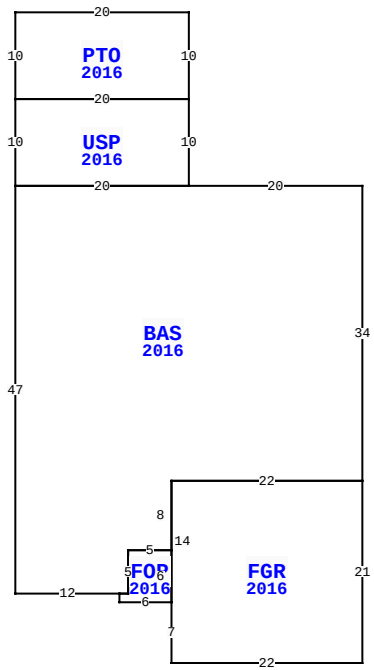
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	1,569	190,303
FGR	462	55	254	30,808
FOP	31	30	9	1,092
PTO	200	5	10	1,213
USP	200	30	60	7,278
TOTALS	2,462		1,902	230,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,902	102.4100	128.01	243,475	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2020 Heated Area: 1569 HX Base Yr 2020



46007 ROBINWOOD TRL, 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		230,693
TOTAL MARKET OB/XF VALUE		8,273
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		278,966
SOH/AGL Deduction		67,815
ASSESSED VALUE		211,151
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,151
TOTAL JUST VALUE		278,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4020	NEW CONSTR	0	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2253/0059	2/01/2019	WD	Q	I	01	250,000
GRANTOR: GORNEY JUNE & DAVID						
GRANTEE: SANTOS ANGEL A & SO						
2043/0432	4/29/2016	WD	Q	I	01	172,200
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: GORNEY JUNE & DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W20 USP=[YR=2016] N10 PTO=[YR=2016] N10 W20 S10 E20$ W20 S10 E20$ W20 S47 E12 FOP=[YR=2016] S1 E6 FGR=[YR=2016] S7 E22 N21 W22 S14$ N6 W5 S5 W1$ E1 N5 E5 N8 E22 N34$.

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	747.00	SF	6.50	6.50	100	2016	2016	3	96	4,661	
2	0810	CONCRETE A	1	100	58	3	174.00	SF	6.50	6.50	100	2023	2018		97	1,097	
3	0810	CONCRETE A	1	100	14	14	196.00	SF	6.50	6.50	100	2023	2018		97	1,236	
4	1076	TRELLIS A	1	100	14	14	196.00	SF	7.50	7.50	100	2023	2018		87	1,279	

LAND DESCRIPTION

TOTAL OB/XF 8,273

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	0007	RL	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS