BLOCK A LOT 2
ROBINWOOD ESTATES PB 5/333

SWAFFORD ANGELA K
45111 ROBINWOOD CIR
CALLAHAN, FL 32011

2024

49-2N-25-4150-000A-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

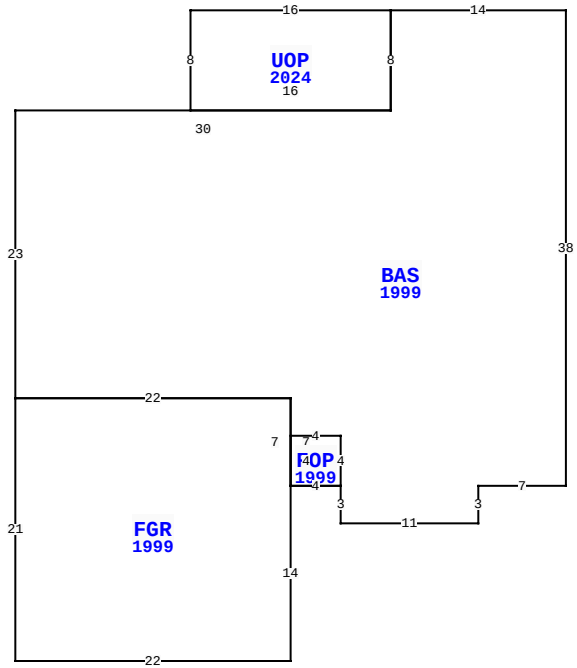
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,311	100	1,311	160,533
FGR	462	55	254	31,102
FOP	16	30	5	612
UOP	128	20	26	3,184
TOTALS	1,917		1,596	195,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,596	114.2400	142.80	227,909	1999	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2021 Heated Area: 1311 HX Base Yr 2021



45111 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		195,432
TOTAL MARKET OB/XF VALUE		11,298
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		251,730
SOH/AGL Deduction		60,112
ASSESSED VALUE		191,618
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,618
TOTAL JUST VALUE		251,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4673-B	RENOVATION		07/21/2023
4536R	REPAIR/RRF	8,300	10/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2406/0036	11/02/2020	WD	Q	I	02	228,900
GRANTOR: MCKENNEY AMANDA L & J						
GRANTEE: SWAFFORD ANGELA K						
2114/0724	4/14/2017	WD	Q	I	01	158,500
GRANTOR: BUTLER PAUL A						
GRANTEE: MCKENNEY AMANDA L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W14 S8 W30 S23 E22 S7 E4 S3 E11 N3 E7 N38 $
FGR=[YR=1999;ORIG=-44,31] S21 E22 N14 N7 W22 $
UOP=[YR=2024;ORIG=-14,0] W16 S8 E16 N8 $
FOP=[YR=1999;ORIG=-22,38] E4 N4 W4 S4 $
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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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	999.00	SF	6.50	6.50	100	1999	1999	3	77	5,000	
3	0810	CONCRETE A	0	100	0	0	608.00	SF	6.50	6.50	100	2001	2001	3	80	3,162	
4	0351	CARPORT MT	0	100	8	14	112.00	SF	5.90	5.90	100	2008	2008	3	35	231	

LAND DESCRIPTION

TOTAL OB/XF 11,298

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		RL	75.00	100.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/07/2024 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS