

BLOCK A LOT 3
IN OR 880/221
ROBINWOOD ESTATES PB 5/333

HYGEMA WESLEY S & CARRIE A
45095 ROBINWOOD ESTATES
CALLAHAN, FL 32011

2024

49-2N-25-4150-000A-0030



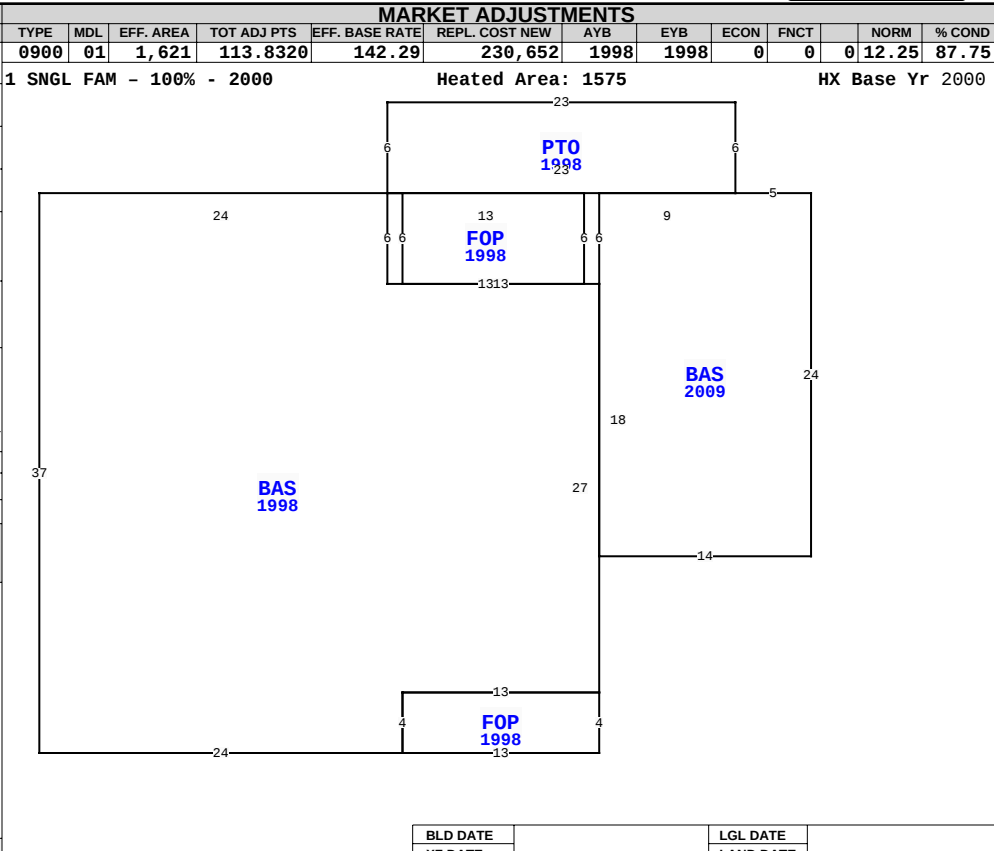
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	1,239	100	1,239	154,701
BAS	336	100	336	41,952
FOP	52	30	16	1,998
FOP	78	30	23	2,872
PTO	138	5	7	874
TOTALS	1,843		1,621	202,397

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0810	CONCRETE A	0	100	0	0			
2	0810	CONCRETE A	0	100	0	0			
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



45095 ROBINWOOD CIR, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
VALUATION BY											1
Tax Group: 1											STANDARD
Tax Dist:											
BUILDING MARKET VALUE											202,397
TOTAL MARKET OB/XF VALUE											4,718
TOTAL LAND VALUE - MARKET											45,000
TOTAL MARKET VALUE											252,115
SOH/AGL Deduction											141,581
ASSESSED VALUE											110,534
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											60,534
TOTAL JUST VALUE											252,115
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											243,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0880/0221	4/23/1999	WD	Q	I		83,500	
GRANTOR:HOLLOWAY CECIL R JR G							
GRANTEE:HYGEMA WESLEY S & C							
0834/1545	5/21/1998	WD	U	V	19	12,500	
GRANTOR:MOORE CECIL							
GRANTEE:HOLLOWAY CECIL R JR							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2009] W5 PTO=[YR=1998] N6 W23 S6 FOP=[YR=1998] S6 E13 N6 W13 \$ E23 \$ W9 S6 BAS=[YR=1998] W13 N6 W24 S37 E24 FOP=[YR=1998] E13 N4 W13 S4 \$ N4 E13 N27 \$ S18 E14 N24 \$.											