BLOCK A LOT 7
IN OR 2153/696
ROBINWOOD ESTATES PB 5/333

COOK SUZANNE
PO BOX 337
CALLAHAN, FL 32011

**2024**

**49-2N-25-4150-000A-0070**

## 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 | 11 | CLAY TILE 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 | 03 | Quality Level 03 |

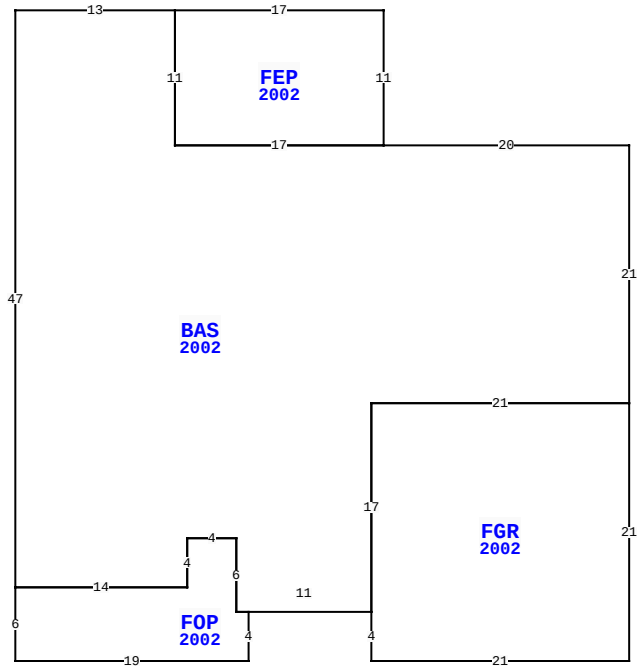
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 7005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,634 | 100 | 1,634 | 192,593 |
| FEP | 187 | 80 | 150 | 17,680 |
| FGR | 441 | 55 | 243 | 28,642 |
| FOP | 128 | 30 | 38 | 4,479 |
| TOTALS | 2,390 | | 2,065 | 243,393 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,065 | 111.9160 | 139.90 | 288,894 | 2002 | 2002 | 0 | 0 | 0 | 15.75 | 84.25 |

1 SNGL FAM – 100% - 2022 Heated Area: 1634 HX Base Yr 2022




45041 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 | | 243,393 |
| TOTAL MARKET OB/XF VALUE | | 6,310 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 294,703 |
| SOH/AGL Deduction | | 66,036 |
| ASSESSED VALUE | | 228,667 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 178,667 |
| TOTAL JUST VALUE | | 294,703 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 284,658 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P4567 | NEW CONSTR | 0 | 06/01/2022 |
| B2513 | NEW CONSTR | 83,228 | 06/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2153/0696 | 9/29/2017 | WD | Q | I | 01 | 185,000 |
| GRANTOR: MILLER CINDY PERSL OF | | | | | | |
| GRANTEE: COOK SUZANNE | | | | | | |
| 0947/1696 | 9/01/2000 | WD | Q | V | | 13,500 |
| GRANTOR: MOORE CECIL | | | | | | |
| GRANTEE: BAILEY BETTY FAYE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W20 FEP=[YR=2002] N11 W17 S11 E17$ W17 N11 W13 S47 FOP=[YR=2002] S6 E19 N4 W1 N6 W4 S4 W14$ E14 N4 E4 S6 E11 FGR=[YR=2002] S4 E21 N21 W21 S17$ N17 E21 N21$ .

## 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 | 2002 | 2002 | 3 | 86 | 3,010 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 774.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 82 | 3,300 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,310

| 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 | 0006 | RL | 75.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS