BLOCK A LOT 11
IN OR 2221/1528
ROBINWOOD ESTATES PB 5/333

CRICHTON AUSTIN
45227 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2024

49-2N-25-4150-000A-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

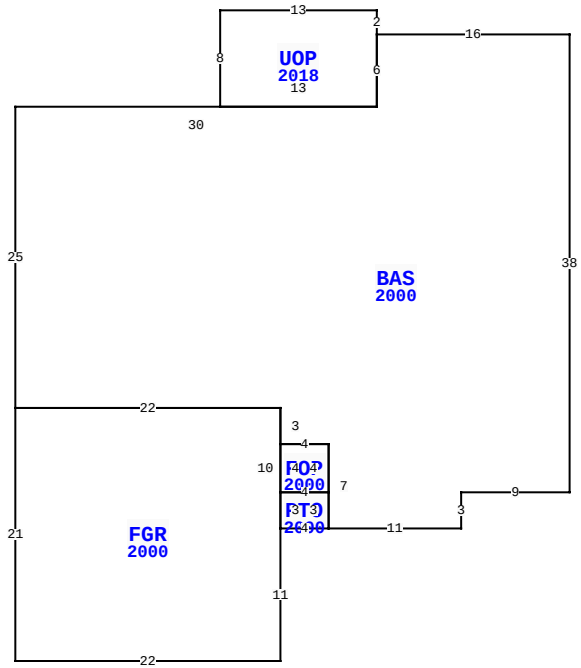
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,431	100	1,431	168,150
FGR	462	55	254	29,846
FOP	16	30	5	588
PTO	12	5	1	118
UOP	104	20	21	2,468
TOTALS	2,025		1,712	201,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,712	113.6000	142.00	243,104	2000	2000	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2019 Heated Area: 1431 HX Base Yr 2019



45227 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		201,169
TOTAL MARKET OB/XF VALUE		9,224
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		255,393
SOH/AGL Deduction		104,272
ASSESSED VALUE		151,121
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,121
TOTAL JUST VALUE		255,393
NCON VALUE		996
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2221/1528	8/24/2018	WD	Q	I	02	166,000
GRANTOR: STRICKLAND LOTTIE P T						
GRANTEE: CRICHTON AUSTIN						
2173/0914	1/25/2018	WD	U	I	11	100
GRANTOR: STRICKLAND LOTTIE P						
GRANTEE: STRICKLAND LOTTIE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 UOP=[YR=2018] N2 W13 S8 E13 N6$ S6 W30 S25
FGR=[YR=2000] S21 E22 N11 PTO=[YR=2000] E4 N3 FOP=[YR=2000]
N4 W4 S4 E4 $ W4 S3 $ N10 W22 $ E22 S3 E4 S7E11 N3 E9 N38 $.

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	2000	2000	3	84	2,940	
2	0810	CONCRETE A	0	100	8	14	112.00	SF	6.50	6.50	100	2000	2000	3	79	575	
3	0810	CONCRETE A	0	100	0	0	870.00	SF	6.50	6.50	100	2000	2000	3	79	4,467	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	18.30	18.30	100	2003	2003	3	21	246	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2019		95	570	
6	0476	VF 6 SBPL	0	100	0	0	14.00	LF	32.00	32.00	100	2024	2019		95	426	

LAND DESCRIPTION

TOTAL OB/XF 9,224

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 04/08/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS