BLOCK A LOT 12
IN OR 1837/694
ROBINWOOD ESTATES PB 5/333

WATERS APRIL M
45215 ROBINWOOD CIR
CALLAHAN, FL 32011

2024

49-2N-25-4150-000A-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

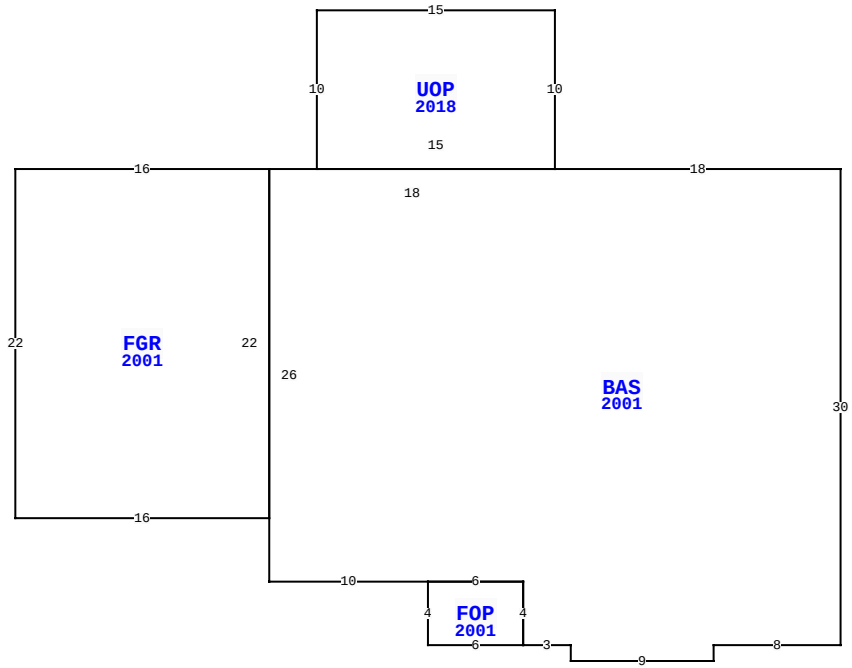
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,025	100	1,025	142,082
FGR	352	55	194	26,892
FOP	24	30	7	971
UOP	150	20	30	4,158
TOTALS	1,551		1,256	174,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,256	120.5360	150.67	189,242	2001	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2014 Heated Area: 1025 HX Base Yr 2014



45215 ROBINWOOD CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		174,103
TOTAL MARKET OB/XF VALUE		6,286
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		225,389
SOH/AGL Deduction		122,093
ASSESSED VALUE		103,296
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,296
TOTAL JUST VALUE		225,389
NCON VALUE		2,538
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,800

EYB ADJSTD FOR NEW ROOF: KW10/23

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4659	ROOF		04/01/2023
4126	ADDITION	0	06/01/2017
2336	NEW CONSTR	84,000	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1837/0694	1/24/2013	WD	Q	I	02	95,000
GRANTOR: BONNER BEVERLY A P/R						
GRANTEE: WATERS APRIL M						
1689/1937	7/13/2010	WD	U	I	11	117,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BONNER CAROL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 UOP=[YR=2018] N10 W15 S10 E15 $ W18
FGR=[YR=2001] W16 S22 E16 N22 $ S26 E10 FOP=[YR=2001] S4 E6 N4 W6 $ E6 S4 E3 S1 E9 N1 E8 N30 $.

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	0811	CONCRETE B	0	100	0	0	901.00	SF	5.20	5.20	100	2001	2001	3	80	3,748	
2	0476	VF 6 SBPL	1	100	0	0	75.00	LF	32.00	32.00	100	2024	2018		94	2,256	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2024	2018		94	282	

LAND DESCRIPTION

TOTAL OB/XF 6,286

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 07/13/2023 BY KWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS