BLOCK B LOT 6
ROBINWOOD ESTATES PB 5/333

HOFER BRANDI MAE & ROBERT DYLANN
45278 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2024

49-2N-25-4150-000B-0060

BUILDING CHARACTERISTICS

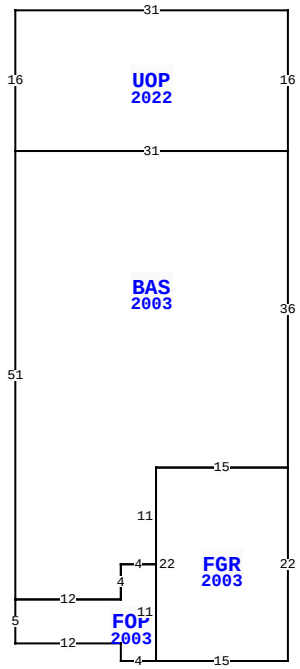
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,340	100	1,340	179,841
FGR	330	55	182	24,426
FOP	104	30	31	4,160
UOP	496	20	99	13,287
TOTALS	2,270		1,652	221,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,652	116.7000	145.88	240,994	2003	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2024 Heated Area: 1340 HX Base Yr 2024



45278 ROBINWOOD CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		221,714
TOTAL MARKET OB/XF VALUE		3,670
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		270,384
SOH/AGL Deduction		0
ASSESSED VALUE		270,384
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,384
TOTAL JUST VALUE		270,384
NCON VALUE		1,690
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2538	NEW CONSTR	0	01/03/2003
P2538	NEW CONSTR	0	12/27/2002
B2538	NEW CONSTR	60,332	10/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1260	12/01/2023	WD	Q	I	05	360,000
GRANTOR: KEEN GINA L						
GRANTEE: HOFER BRANDI MAE &						
1835/1756	1/11/2013	WD	Q	I	01	95,000
GRANTOR: MOORE LATRECIA ANN &						
GRANTEE: DENMARK GINA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W31 S51 E12 N4 E4 N11 E15 N36 $
UOP=[YR=2022;ORIG=0,0] N16 W31 S16 E31 $
FGR=[YR=2003;ORIG=-15,58] E15 N22 W15 S22 $
FOP=[YR=2003;ORIG=-31,51] S5 E12 S2 E4 N11 W4 S4 W12 $
.

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	0855	CONC PAVER	0	100	0	0	367.00	SF	10.00	10.00	100	2003	2023	3	100	3,670	

LAND DESCRIPTION

TOTAL OB/XF 3,670

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	81.00	100.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/03/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS