BLOCK B LOT 8
IN OR 1108/697
ROBINWOOD ESTATES PB 5/333

DOWIE MICHAEL E
45252 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2024

49-2N-25-4150-000B-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

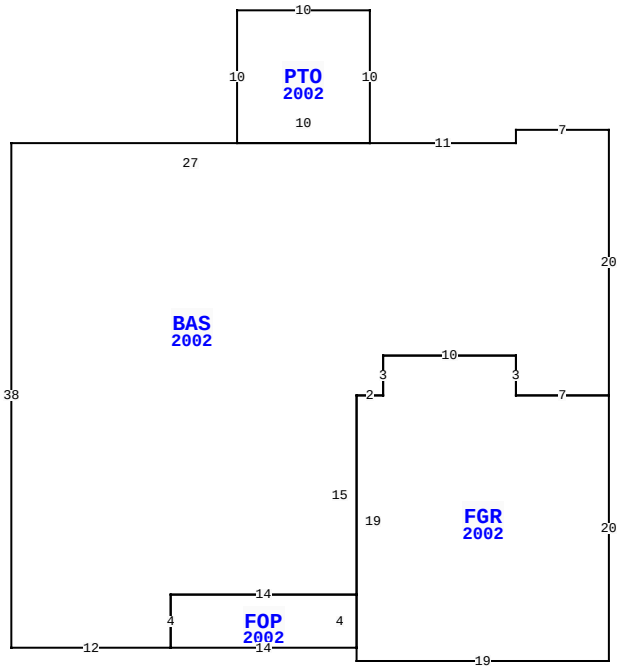
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,270	100	1,270	158,110
FGR	410	55	226	28,136
FOP	56	30	17	2,116
PTO	100	5	5	623
TOTALS	1,836		1,518	188,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,518	118.2180	147.77	224,315	2002	2002	0	0	0	15.75	84.25

1 SNGL FAM – 0% - 0 Heated Area: 1270 HX Base Yr



45252 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	188,985
TOTAL MARKET OB/XF VALUE	5,300
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	239,285
SOH/AGL Deduction	52,771
ASSESSED VALUE	186,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,514
TOTAL JUST VALUE	239,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2426?	NEW CONSTR	70,000	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1108/0697	1/21/2003	WD	U	I	21	110,600
GRANTOR: WEST LAWRENCE W III &						
GRANTEE: DOWIE MICHAEL E						
0980/0588	4/09/2001	WD	Q	I		13,500
GRANTOR: MOORE CECIL P						
GRANTEE: WEST LAWRENCE W III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W7 S1 W11 PTO=[YR=2002] N10 W10 S10 E10$ W27 S38 E12 FOP=[YR=2002] E14 FGR=[YR=2002] S1 E19 N20 W7 N3 W10 S3 W2 S19$ N4 W14 S4 $ N4 E14 N15 E2 N3 E10 S3 E7 N20$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	0	0	0	537.00	SF	5.20	5.20	100	2002	2002	3	82	2,290	

LAND DESCRIPTION

TOTAL OB/XF 5,300

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	0		RL	75.00	100.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS