



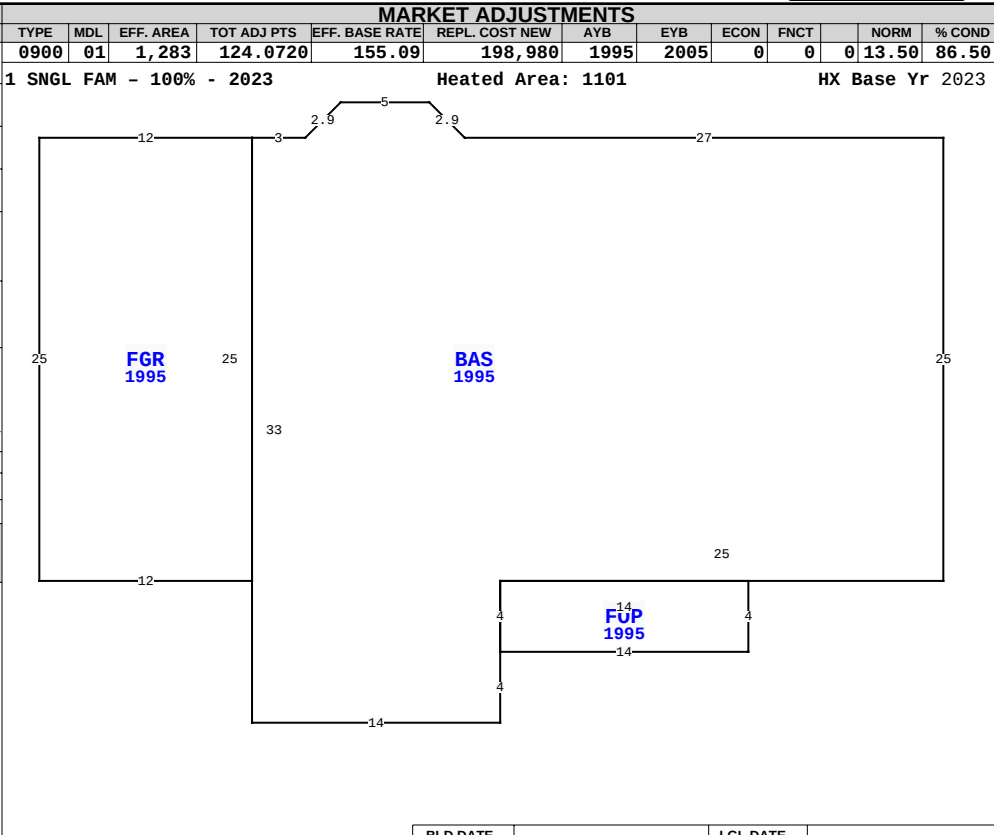
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,101	100	1,101	147,702
FGR	300	55	165	22,135
FOP	56	30	17	2,281
TOTALS	1,457		1,283	172,118

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	701.00	SF	5.20	5.20	100	1996	1996	3	72

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		RL	75.00	100.00	1.00	LT		1.00	1.00	1.00



45240 ROBINWOOD CIR, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF														
2,625														

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2,625														

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		172,118	
TOTAL MARKET OB/XF VALUE		2,625	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		219,743	
SOH/AGL Deduction		44,497	
ASSESSED VALUE		175,246	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		125,246	
TOTAL JUST VALUE		219,743	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		212,596	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4329R	REPAIR/RRF	7,450	06/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1256	6/30/2022	WD	Q	I	01	280,000
GRANTOR: ANDERSON AUSTIN & JES						
GRANTEE: CURRENT JAMES						
2411/1696	11/20/2020	WD	Q	I	01	190,000
GRANTOR: BARBER JAMES D & LADO						
GRANTEE: ANDERSON AUSTIN & J						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1995] W27 U2 L2 W5 D2 L2 W3 FGR=[YR=1995] W12 S25 E12 N25\$ S33 E14 N4 FOP=[YR=1995] E14 N4 W14 S4\$ N4 E25 N25\$.														

OTHER ADJUSTMENTS AND NOTES														