BLOCK B LOT 12
IN OR 740 PG 715
ROBINWOOD ESTATES PB 5/333

BELCHER DANNY M L/E/THOMAS M PORNOVETS TRUSTEE OF
45196 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

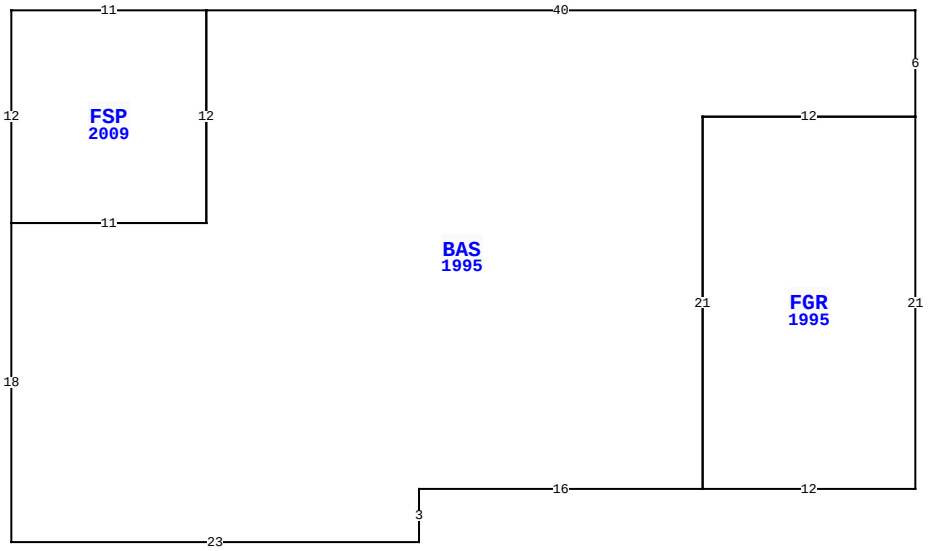
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,062	100	1,062	123,384
FGR	252	55	139	16,149
FSP	132	40	53	6,157
TOTALS	1,446		1,254	145,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,254	112.3200	140.40	176,062	1995	2000	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 1996 Heated Area: 1062 HX Base Yr 1996



45196 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		145,691
TOTAL MARKET OB/XF VALUE		2,129
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		192,820
SOH/AGL Deduction		114,243
ASSESSED VALUE		78,577
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,577
TOTAL JUST VALUE		192,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4598R	REPAIR/RRF	0	10/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0740/0715	9/29/1995	WD	U	V	06	20,000
GRANTOR: BELCHER DANNY MARVIN						
GRANTEE: PORNOVETS THOMAS TR						
0740/0707	9/29/1995	WD	U	V	06	100
GRANTOR: PORNOVETS THOMAS TRUS						
GRANTEE: BELCHER DANNY MARVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W40 FSP=[YR=2009] W11 S12 E11 N12$ S12 W11 S18 E23 N3 E16 FGR=[YR=1995] E12 N21 W12 S21$ N21 E12 N6$.

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	0810	CONCRETE A	0	100	0	0	468.00	SF	6.50	6.50	100	1995	1995	3	70	2,129	

LAND DESCRIPTION

TOTAL OB/XF 2,129

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 11/28/2022 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS