BLOCK B LOT 13
IN OR 1131/1
ROBINWOOD ESTATES PB 5/333

PEARSON KELLY A
45180 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2024

49-2N-25-4150-000B-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

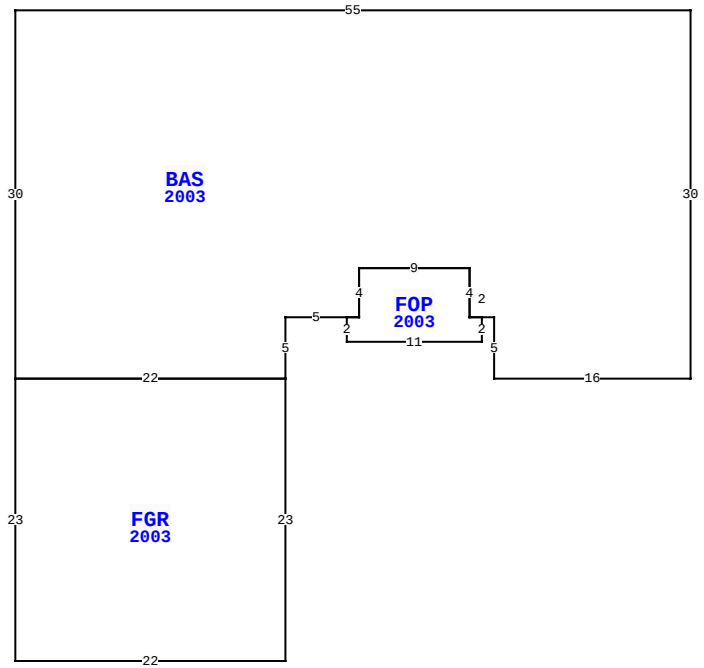
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,529	100	1,529	182,757
FGR	506	55	278	33,228
FOP	58	30	17	2,032
TOTALS	2,093		1,824	218,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,824	112.5000	140.62	256,491	2003	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2004 Heated Area: 1529 HX Base Yr 2004



45180 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		218,017
TOTAL MARKET OB/XF VALUE		6,387
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		269,404
SOH/AGL Deduction		149,998
ASSESSED VALUE		119,406
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,406
TOTAL JUST VALUE		269,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B	NEW CONSTR	0	09/09/2003
E2605	TEMP POLE	0	05/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1131/0001	4/21/2003	WD	Q	V		13,500

GRANTOR: MOORE CECIL

GRANTEE: PEARSON KELLY A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W55 S30 FGR=[YR=2003] S23 E22 N23 W22$ E22 N5 E5 FOP=[YR=2003] S2 E11 N2 W1 N4 W9 S4 W1$ E1 N4 E9 S4 E2 S5 E16 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	768.00	SF	5.20	5.20	100	2003	2003	3	83	3,315	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2004	2004	3	64	3,072	

LAND DESCRIPTION

TOTAL OB/XF 6,387

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	80.00	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