BLOCK B LOT 20
ROBINWOOD ESTATES PB 5/333

HALL EDWARD O & MONICA B
45134 ROBINWOOD CIR
CALLAHAN, FL 32011

2024

49-2N-25-4150-000B-0200

BUILDING CHARACTERISTICS

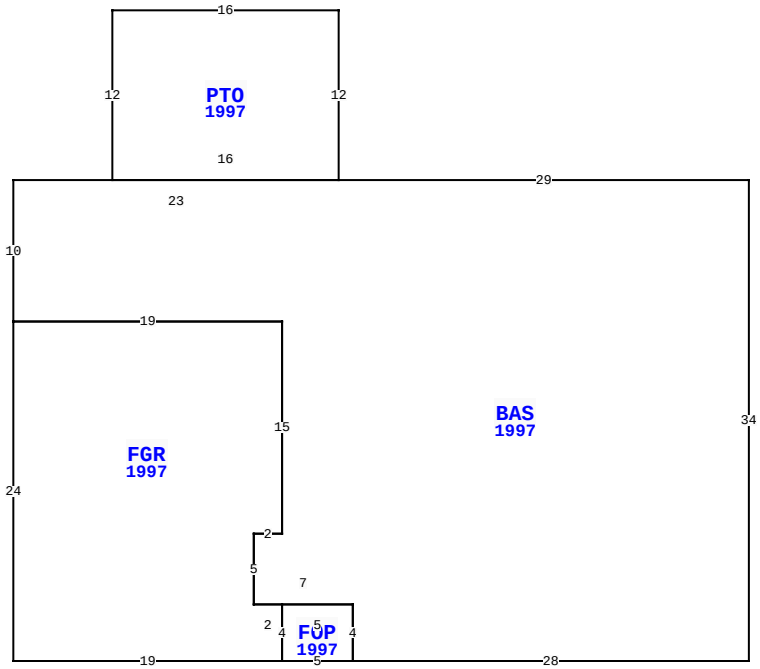
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,302	100	1,302	155,248
FGR	446	55	245	29,213
FOP	20	30	6	716
PTO	192	5	10	1,192
TOTALS	1,960		1,563	186,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,563	114.2400	142.80	223,196	1997	2001	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2022 Heated Area: 1302 HX Base Yr 2022



45134 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		186,369
TOTAL MARKET OB/XF VALUE		9,391
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		240,760
SOH/AGL Deduction		81,111
ASSESSED VALUE		159,649
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,649
TOTAL JUST VALUE		240,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,286

MISC STRG= NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/0307	9/01/2021	QC	U	I	11	180,000
GRANTOR: WILLIAM MICHAEL A						
GRANTEE: HALL EDWARD O & MON						
2336/0804	1/31/2020	LE	U	I	11	100
GRANTOR: WILLIAMS MICHAEL A						
GRANTEE: WILLIAMS CYNTHIA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W29 PTO=[YR=1997] N12 W16 S12 E16 $ W23 S10
FGR=[YR=1997] S24 E19 FOP=[YR=1997] E5 N4 W5 S4 $ N4 W2 N5 E2
N15 W19 $ E19 S15 W2 S5 E7 S4 E28 N34 $.

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	1,348.00	SF	6.50	6.50	100	1997	1997	3	73	6,396	
2	0811	CONCRETE B	0	100	0	0	748.00	SF	5.20	5.20	100	1999	1999	3	77	2,995	

LAND DESCRIPTION

TOTAL OB/XF 9,391

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	76.00	100.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

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