BLOCK B LOT 22
IN OR 1362/24
ROBINWOOD ESTATES PB 5/333

BASS JOHN K & SUSAN KAY
45106 ROBINWOOD CR
CALLAHAN, FL 32011

2024

49-2N-25-4150-000B-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

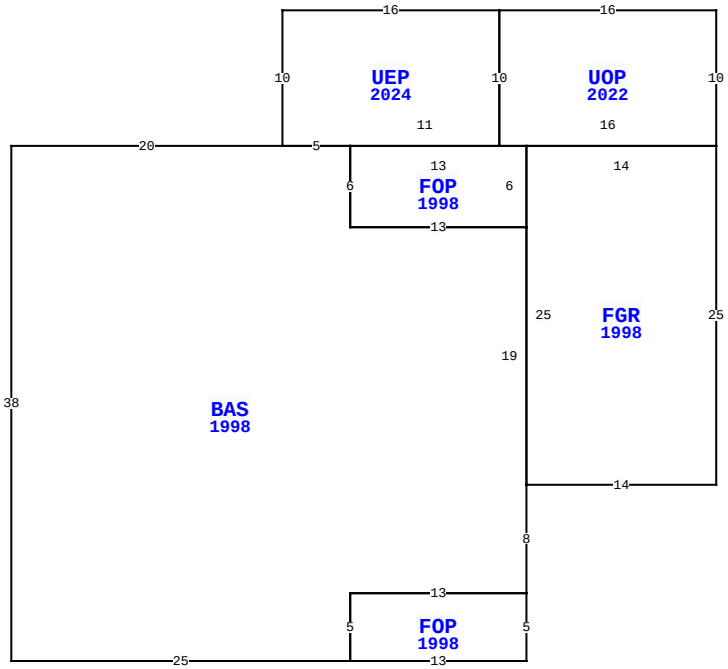
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,301	100	1,301	162,606
FGR	350	55	192	23,997
FOP	65	30	20	2,500
FOP	78	30	23	2,875
UEP	160	60	96	11,999
UOP	160	20	32	4,000
TOTALS	2,114		1,664	207,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,664	114.6000	143.25	238,368	1998	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2006 Heated Area: 1301 HX Base Yr 2006



45106 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		207,976
TOTAL MARKET OB/XF VALUE		4,095
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		257,071
SOH/AGL Deduction		144,863
ASSESSED VALUE		112,208
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,208
TOTAL JUST VALUE		257,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B224598	REPAIR/RRF	0	10/01/2022
4221	REMODEL	0	11/02/2018
R4171	REPAIR/RRF	0	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/0024	10/26/2005	WD	Q	I		139,000
GRANTOR: GRAHAM SHARI T						
GRANTEE: BASS JOHN K & SUSAN						
1140/1534	5/28/2003	WD	Q	I		112,000
GRANTOR: BURNS CHAD E						
GRANTEE: GRAHAM SHARI T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=-32,10] W20 S38 E25 N5 E13 N8 N19 W13 N6 W5 $
FGR=[YR=1998;ORIG=-14,35] E14 N25 W14 S25 $
UOP=[YR=2022;ORIG=0,0] W16 S10 E16 N10 $
FOP=[YR=1998;ORIG=-14,16] N6 W13 S6 E13 $
FOP=[YR=1998;ORIG=-27,48] E13 N5 W13 S5 $
UEP=[YR=2024;ORIG=-16,0] W16 S10 E5 E11 N10 $
.

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	840.00	SF	6.50	6.50	100	1998	1998	3	75	4,095	

LAND DESCRIPTION

TOTAL OB/XF 4,095

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 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