BLOCK B LOT 26
IN OR 1424/24
ROBINWOOD ESTATES PB 5/333

MACABITAS ERIN E
45052 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2024

49-2N-25-4150-000B-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	1,297	100	1,297	163,259
FGR	380	55	209	26,308
FOP	87	30	26	3,273
PTO	216	5	11	1,385
TOTALS	1,980		1,543	194,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,543	112.2000	140.25	216,406	1997	2002	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 1998 Heated Area: 1297 HX Base Yr 1998

45052 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		194,224
TOTAL MARKET OB/XF VALUE		3,578
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		242,802
SOH/AGL Deduction		141,380
ASSESSED VALUE		101,422
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,422
TOTAL JUST VALUE		242,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4219	REPAIR/RRF	0	10/12/2018
2039	NEW CONSTR	45,000	02/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/0024	6/28/2006	QC	U	I	01	100
GRANTOR: MACABITAS LEO A & ERI						
GRANTEE: MACABITAS ERIN E						
0819/1824	1/20/1998	WD	Q	I		68,000
GRANTOR: HOLLOWAY CECIL R JR G						
GRANTEE: MACABITAS LEO & ERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 PTO=[YR=1997] N12 W18 S12 E18 $ W31 S36 E12 FOP=[YR=1997] E18 FGR=[YR=1997] E19 N20 W19 S20 $ N7 W5 S3 W13 S4 $ N4 E13 N3 E5 N13 E19 N16 $.

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	754.00	SF	6.50	6.50	100	1997	1997	3	73	3,578	

LAND DESCRIPTION

TOTAL OB/XF 3,578

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 04/08/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS