



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

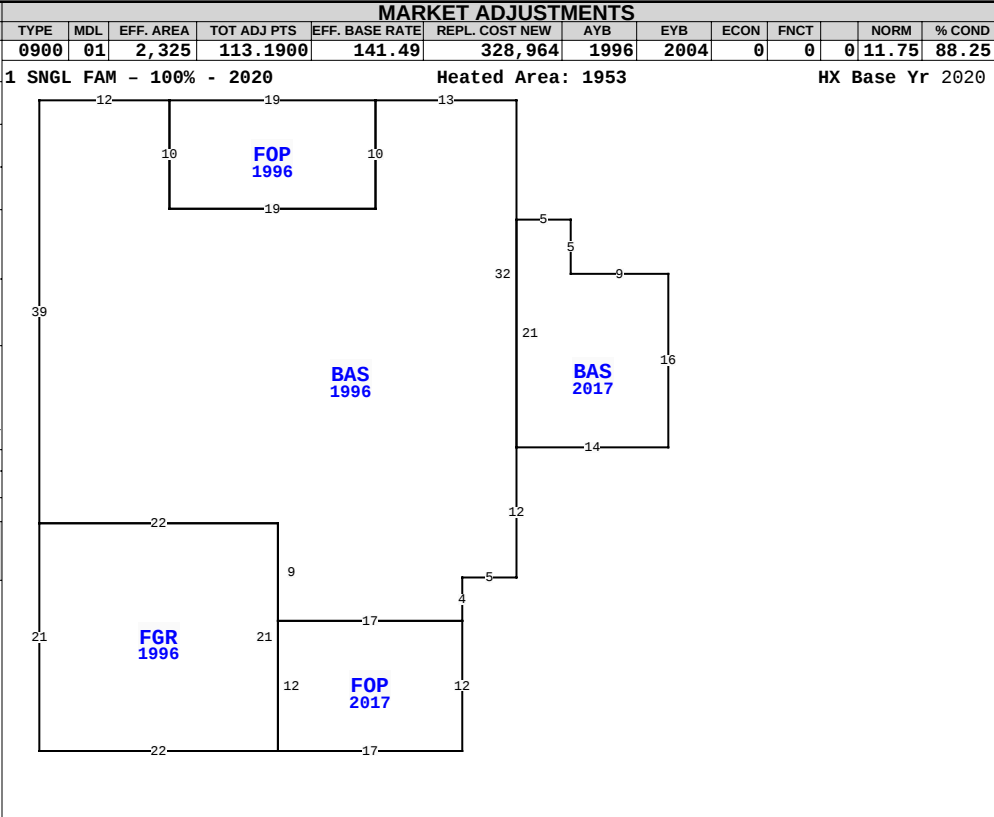
MAP NUM	MKT AREA	07
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NEIGHBORHOOD/LOC	7005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1,704	212,770
BAS	249	100	249	31,091
FGR	462	55	254	31,715
FOP	190	30	57	7,117
FOP	204	30	61	7,617

TOTALS	2,809	2,325	290,311
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1996
2	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	100	1996
3	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	100	2017



45024 ROBINWOOD CIR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1996	1996	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	100	1996	1996	3	72	2,688	
3	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	100	2017	2017	3	97	970	

LAND DESCRIPTION										TOTAL OB/XF										6,423	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
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					
REVIEW DATE		08/25/2022		BY KWA		Total Acres: 0.00			Total Land Value: 45,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												1											
VALUATION BY												STANDARD											
Tax Group: 1												Tax Dist:											
BUILDING MARKET VALUE												290,311											
TOTAL MARKET OB/XF VALUE												6,423											
TOTAL LAND VALUE - MARKET												45,000											
TOTAL MARKET VALUE												341,734											
SOH/AGL Deduction												173,529											
ASSESSED VALUE												168,205											
TOTAL EXEMPTION VALUE												HX HB WX SX 105,000											
BASE TAXABLE VALUE												63,205											
TOTAL JUST VALUE												341,734											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												329,624											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4078	REMODEL	0	10/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2315/0905	10/16/2019	QC	U	I	11	100	
GRANTOR: ACKERMAN VIRGINIA							
GRANTEE: ACKERMAN JAMES SR &							
2294/1779	7/25/2019	WD	Q	I	01	222,500	
GRANTOR: REED MARGARET H							
GRANTEE: ACKERMAN VIRGINIA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W13 FOP=[YR=1996] W19 S10 E19 N10\$ S10 W19 N10 W12 S39 FGR=[YR=1996] S21 E22 FOP=[YR=2017] E17 N12 W17 S12\$ N21 W22\$ E22 S9 E17 N4 E5 N12 BAS=[YR=2017] E14 N16 W9 N5 W5 S21\$ N32\$.											