BLOCK A LOT 1
IN OR 2073/652
ROBINWOOD ESTATES PB 5/333

FREEMAN SHANE JONATHAN & TONI
45125 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2025

49-2N-25-4150-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

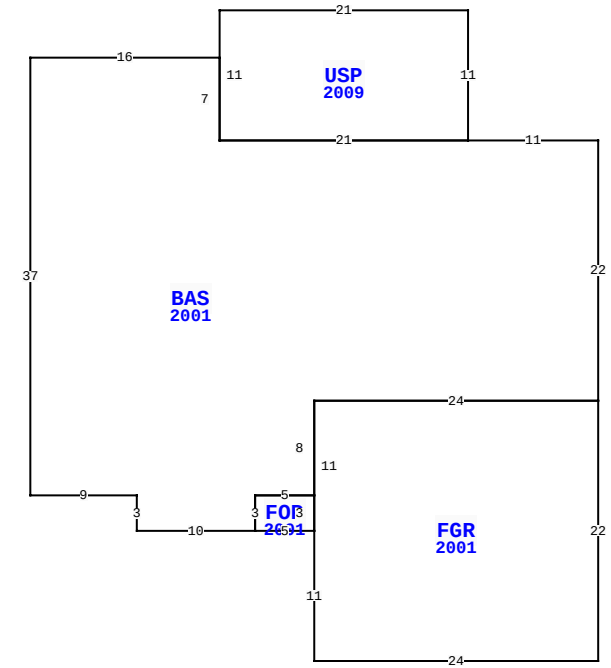
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,390	100	2001	1,390	177,494
FGR	528	55	2001	290	37,031
FOP	15	30	2001	4	511
USP	231	30	2009	69	8,811
TOTALS	2,164			1,753	223,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,753	109.0000	143.88	252,222	2001	2001	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2018 Heated Area: 1390 HX Base Yr 2018



45125 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		223,847
TOTAL MARKET OB/XF VALUE		6,987
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		275,834
SOH/AGL Deduction		114,359
ASSESSED VALUE		161,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,753
TOTAL JUST VALUE		275,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0000	CHNGE SRVC	0	10/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/0652	9/16/2016	WD	Q	I	01	147,000
GRANTOR: FOURES WILLIAM TRAVIS						
GRANTEE: FREEMAN SHANE JONAT						
1139/0505	5/22/2003	WD	Q	I		116,000
GRANTOR: TRANTHAM MARGARET						
GRANTEE: FOURES WILLIAM T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W11 USP=[YR=2009] N11 W21 S11E21$ W21 N7 W16 S37 E9 S3 E10 FOP=[YR=2001] E5 FGR=[YR=2001] S11 E24 N22 W24 S11$N3W5 S3 $ N3 E5 N8 E24 N22 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	720.00	SF	5.20	5.20	100	2001	2001	3	79	2,958	
3	0479	VF PICKET	0	100	0	0	174.00	LF	10.00	10.00	100	2002	2002	3	55	957	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	120.00	120.00	100	2002	2002	3	55	132	

LAND DESCRIPTION

TOTAL OB/XF 6,987

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	RES	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 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS