

BLOCK A LOT 3
IN OR 880/221
ROBINWOOD ESTATES PB 5/333

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45095 ROBINWOOD ESTATES
CALLAHAN, FL 32011

2025

49-2N-25-4150-000A-0030



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
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			
NEIGHBORHOOD/LOC	7005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,239	100	1998	1,239	162,435
BAS	336	100	2009	336	44,050
FOP	52	30	1998	16	2,097
FOP	78	30	1998	23	3,015
PTO	138	5	1998	7	918
TOTALS	1,843			1,621	212,516

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,621	113.8320	150.26	243,571	1998	1998	0	0	0	12.75	87.25

1 SNGL FAM - 100% - 2000

Heated Area: 1575

HX Base Yr 2000

The floor plan diagram shows a layout with the following rooms and dimensions:

- PTO 1998**: Dimensions 23 (width) and 6 (height).
- FOP 1998**: Dimensions 13 (width) and 6 (height).
- BAS 1998**: Dimensions 24 (width) and 37 (height).
- BAS 2009**: Dimensions 9 (width) and 24 (height).

Other dimensions and layout details:

- Top horizontal line: 23
- Left vertical line: 37
- Bottom horizontal line: 24
- Right vertical line: 24
- Internal vertical lines: 6, 6, 6, 6
- Internal horizontal lines: 13, 13, 14, 18, 27

BLD DATE	LGL DATE
XF DATE	LAND DATE