BLOCK A LOT 6
ROBINWOOD ESTATES PB 5/333

ROGERS PATRICIA LEE
45051 ROBINWOOD CIR
CALLAHAN, FL 32011

2025

49-2N-25-4150-000A-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

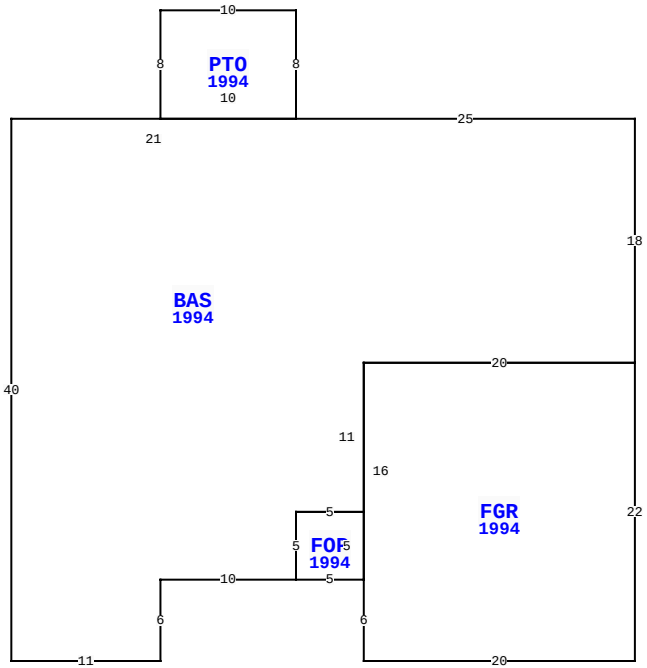
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,285	100	1994	1,285	165,139
FGR	440	55	1994	242	31,100
FOP	25	30	1994	8	1,028
PTO	80	5	1994	4	514
TOTALS	1,830			1,539	197,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,539	115.2600	152.14	234,143	1994	1994	0	0	0	15.53	84.47

1 SNGL FAM – 100% - 2025 Heated Area: 1285 HX Base Yr 2025



45051 ROBINWOOD CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		197,781
TOTAL MARKET OB/XF VALUE		5,240
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		248,021
SOH/AGL Deduction		145,564
ASSESSED VALUE		102,457
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		46,735
TOTAL JUST VALUE		248,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2677/1061	11/01/2023	WD	Q	I	01	273,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: ROGERS PATRICIA LEE						
2657/319	7/25/2023	WD	Q	I	01	278,000
GRANTOR: MEIDE TAYLOR M						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W25 PTO=[YR=1994] N8 W10 S8 E10 $ W21 S40 E11 N6 E10 FOP=[YR=1994] E5 FGR=[YR=1994] S6 E20 N22 W20 S16 $ N5 W5 S5 $ N5 E5 N11 E20 N18 $.

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	0811	CONCRETE B	0	100	0	0	772.00	SF	5.20	5.20	100	1994	1994	3	66	2,650	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 5,240

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	0006	RL	75.00	100.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/07/2024 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS