BLOCK A LOTS 8 & 9
ROBINWOOD ESTATES PB 5/333

ALVAREZ ANTHONY & MARY D
45269 ROBINWOOD CIR
CALLAHAN, FL 32011

2025

49-2N-25-4150-000A-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

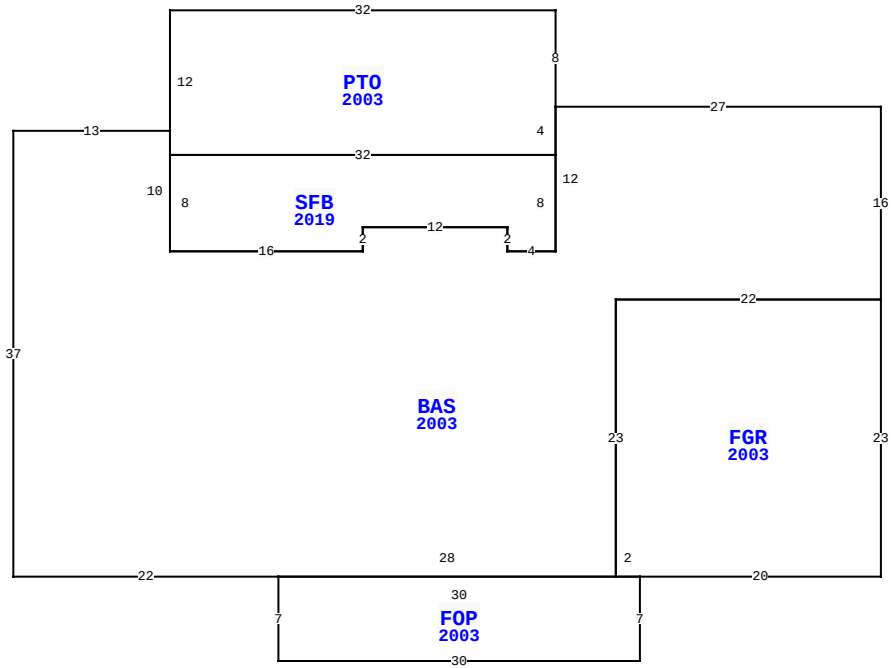
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,916	100	2003	1,916	239,727
FGR	506	55	2003	278	34,783
FOP	210	30	2003	63	7,882
PTO	384	5	2003	19	2,377
SFB	232	80	2019	186	23,272
TOTALS	3,248			2,462	308,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,462	107.7120	142.18	350,047	2003	2008	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2020 Heated Area: 2102 HX Base Yr



45269 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		308,041
TOTAL MARKET OB/XF VALUE		8,774
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		393,315
SOH/AGL Deduction		3,767
ASSESSED VALUE		389,548
TOTAL EXEMPTION VALUE	13	389,548
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		393,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2604	NEW CONSTR	0	05/06/2003
B2598	NEW CONSTR	125,000	04/29/2003
M2538	H/AC	0	04/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/0047	2/22/2019	WD	Q	I	01	242,700
GRANTOR: BARKER JAMES S						
GRANTEE: ALVAREZ ANTHONY & M						
0962/1365	12/19/2000	QC	Q	V		11,000
GRANTOR: MOORE CECIL						
GRANTEE: BARKER JAMES S & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W27 PTO=[YR=2003] N8 W32 S12 SFB=[YR=2019] S8 E16 N2 E12 S2 E4 N8 W32$ E32 N4$ S12 W4 N2 W12 S2 W16 N10 W13 S37 E22 FOP=[YR=2003] S7 E30 N7 FGR=[YR=2003] E20 N23 W22 S23 E2$ W30$ E28 N23 E22 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	0812	CONCRETE C	0	100	0	0	2,396.00	SF	4.00	4.00	100	2003	2003	3	82	7,859	
2	0751	UOP	0	100	26	11	286.00	SF	10.00	10.00	100	2004	2004	3	32	915	

LAND DESCRIPTION

TOTAL OB/XF 8,774

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	150.00	100.00	2.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	76,500							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/30/2025 BY SYS