BLOCK B LOT 9
ROBINWOOD ESTATES PB 5/333

CURRENT JAMES
45240 ROBINWOOD CIR
CALLAHAN, FL 32011

2025

49-2N-25-4150-000B-0090

BUILDING CHARACTERISTICS

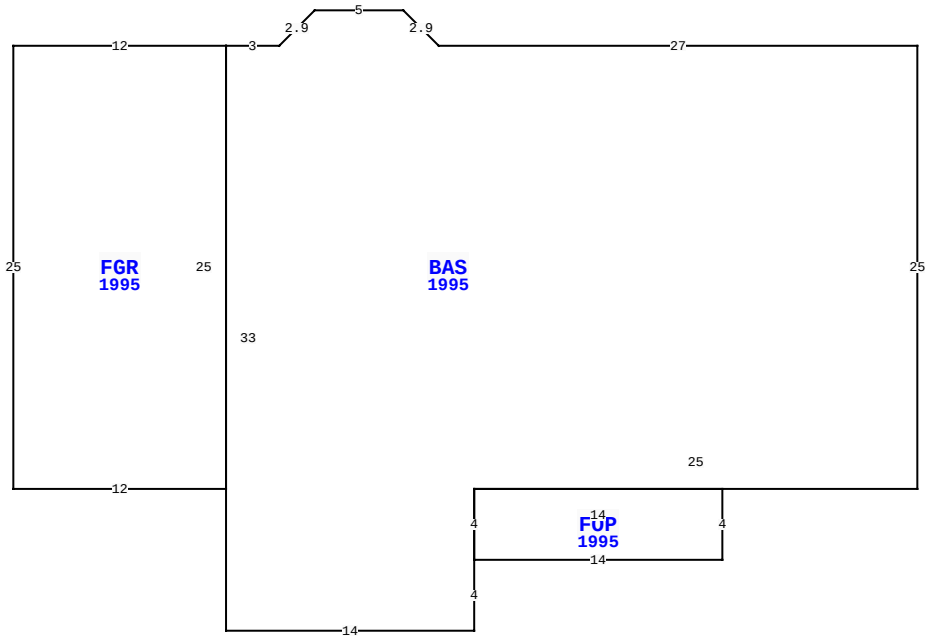
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,101	100	1995	1,101	154,626
FGR	300	55	1995	165	23,173
FOP	56	30	1995	17	2,387
TOTALS	1,457			1,283	180,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,283	124.0720	163.78	210,130	1995	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2023 Heated Area: 1101 HX Base Yr 2023



45240 ROBINWOOD CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		180,186
TOTAL MARKET OB/XF VALUE		2,552
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		227,738
SOH/AGL Deduction		47,410
ASSESSED VALUE		180,328
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,606
TOTAL JUST VALUE		227,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4329R	REPAIR/RRF	7,450	06/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1256	6/30/2022	WD	Q	I	01	280,000
GRANTOR: ANDERSON AUSTIN & JES						
GRANTEE: CURRENT JAMES						
2411/1696	11/20/2020	WD	Q	I	01	190,000
GRANTOR: BARBER JAMES D & LADO						
GRANTEE: ANDERSON AUSTIN & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W27 U2 L2 W5 D2 L2 W3 FGR=[YR=1995] W12 S25 E12 N25$ S33 E14 N4 FOP=[YR=1995] E14 N4 W14 S4$ N4 E25 N25$.

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	701.00	SF	5.20	5.20	100	1996	1996	3	70	2,552	

LAND DESCRIPTION

TOTAL OB/XF 2,552

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 02/22/2021 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS