

BLOCK B LOT 13
IN OR 1131/1
ROBINWOOD ESTATES PB 5/333

PEARSON KELLY A
45180 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2025

49-2N-25-4150-000B-0130



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	12	HARDWOOD 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
BAS	1,529	100
FGR	506	55
FOP	58	30
TOTALS	2,093	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,824	112.5000	148.50	270,864	2003	2003	0	0	15.75	84.25
1 SNGL FAM - 100% - 2004 Heated Area: 1529 HX Base Yr 2004											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,529	100	2003	1,529	191,296						
FGR	506	55	2003	278	34,781						
FOP	58	30	2003	17	2,127						
TOTALS	2,093			1,824	228,203						

45180 ROBINWOOD CIR, CALLAHAN					XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
768.00	SF	5.20	5.20	100	2003	2003	3	82	3,275		
150.00	LF	32.00	32.00	100	2004	2004	3	61	2,928		