BLOCK B LOT 21
ROBINWOOD ESTATES PB 5/333

HARMAN MATTHEW L & CARLY M
45122 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2025

49-2N-25-4150-000B-0210

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 1

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

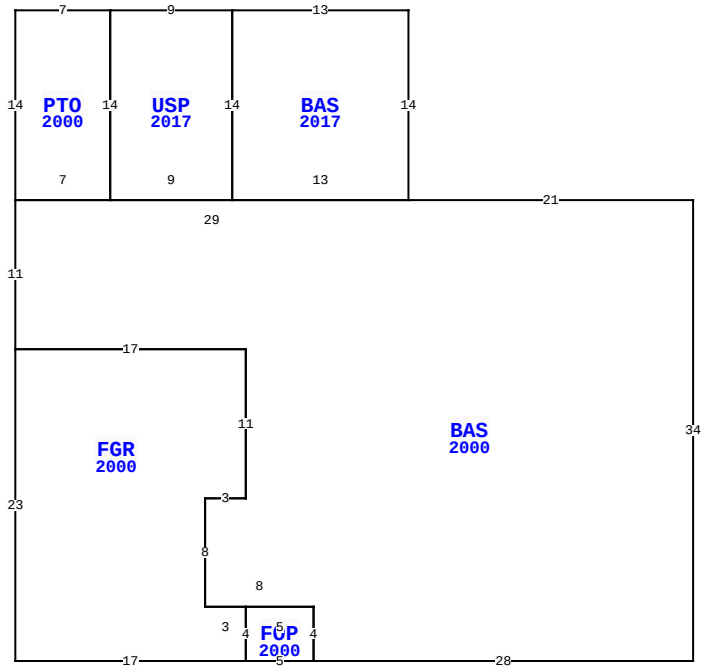
DOR CODE 0100 SINGLE FAMILY
MAP NUM — MKT AREA 07
NEIGHBORHOOD/LOC 7005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,313	100	2000	1,313	169,279
BAS	182	100	2017	182	23,465
FGR	367	55	2000	202	26,043
FOP	20	30	2000	6	773
PTO	98	5	2000	5	645
USP	126	30	2017	38	4,899
TOTALS	2,106			1,746	225,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,746	113.9000	150.35	262,511	2000	2005	0	0	0	14.25	85.75

1 SNGL FAM – 0% - 0 Heated Area: 1495 HX Base Yr



45122 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	225,103
TOTAL MARKET OB/XF VALUE	6,987
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	277,090
SOH/AGL Deduction	15,813
ASSESSED VALUE	261,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,277
TOTAL JUST VALUE	277,090
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4242	REPAIR/RRF	0	03/21/2019
B4117	ADDITION	0	04/05/2017
2269	NEW CONSTR	71,000	06/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/0727	10/22/2020	WD	Q	I	01	232,500
GRANTOR: HENDERSON BRIAN M & K						
GRANTEE: HARMAN MATTHEW L &						
1669/0756	3/24/2010	WD	Q	I	01	150,000
GRANTOR: MERREY JAMIE L						
GRANTEE: HENDERSON BRIAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W21 BAS=[YR=2017] N14 W13 USP=[YR=2017] W9 PTO=[YR=2000] W7 S14 E7 N14$ S14 E9 N14 $ S14 E13$ W29 S11 FGR=[YR=2000] S23E17 FOP=[YR=2000] E5 N4 W5 S4 $ N4 W3 N8 E3 N11 W17 $ E17 S11 W3 S8 E8 S4 E28 N34 $.

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	0810	CONCRETE A	0	0	0	0	232.00	SF	6.50	6.50	100	2000	2000	3	77	1,161	
2	0810	CONCRETE A	0	0	0	0	874.00	SF	6.50	6.50	100	2000	2000	3	77	4,374	
3	0810	CONCRETE A	0	0	78	3	234.00	SF	6.50	6.50	100	2000	2000	3	77	1,171	
4	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	2017	2017	3	96	281	

LAND DESCRIPTION

TOTAL OB/XF 6,987

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	0	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS