

BLOCK B LOT 22
IN OR 1362/24
ROBINWOOD ESTATES PB 5/333

BASS JOHN K & SUSAN KAY
45106 ROBINWOOD CR
CALLAHAN, FL 32011

2025

49-2N-25-4150-000B-0220



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 80			
Interior Floo	11	CLAY TILE 20			
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	1,301	100	1998	1,301	170,234
FGR	350	55	1998	192	25,123
FOP	65	30	1998	20	2,617
FOP	78	30	1998	23	3,009
UEP	160	60	2024	96	12,562
UOP	160	20	2022	32	4,187
TOTALS		2,114		1,664	217,732

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,664	114.6000	151.27	251,713	1998	2006	0	0	13.50	86.50
1 SNGL FAM - 100% - 2025											
Heated Area: 1301											
HX Base Yr											
45106 ROBINWOOD CIR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		1
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 1			Tax Dist:			
BUILDING MARKET VALUE						217,732
TOTAL MARKET OB/XF VALUE						3,986
TOTAL LAND VALUE - MARKET						45,000
TOTAL MARKET VALUE						266,718
SOH/AGL Deduction						0
ASSESSED VALUE						266,718
TOTAL EXEMPTION VALUE			13			266,718
BASE TAXABLE VALUE						0
TOTAL JUST VALUE						266,718
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						257,071

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0810	CONCRETE A	0 100	0	0	840.00	SF	6.50	6.50	100	1998	1998	3	73
TOTAL OB/XF 3,986														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100		RL	75.00	100.00	1.00	LT		1.00	1.00	1.00
TOTAL ADJ UNIT PRICE 45,000.00														
LAND VALUE 45,000														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														