BLOCK A LOT 1
IN OR 2073/652
ROBINWOOD ESTATES PB 5/333

FREEMAN SHANE JONATHAN & TONI
45125 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

**2026**

**49-2N-25-4150-000A-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |

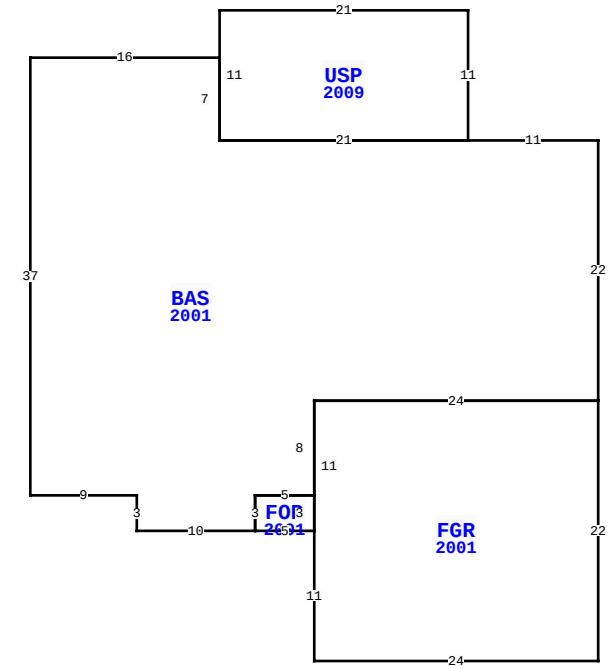
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,390 | 100 | 2001 | 1,390 | 185,854 |
| FGR | 528 | 55 | 2001 | 290 | 38,775 |
| FOP | 15 | 30 | 2001 | 4 | 535 |
| USP | 231 | 30 | 2009 | 69 | 9,226 |
| TOTALS | 2,164 | | | 1,753 | 234,389 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,753 | 109.0000 | 151.51 | 265,597 | 2001 | 2001 | 0 | 0 | 0 | 11.75 | 88.25 |

1 SNGL FAM 100% - 2018 Heated Area: 1390 HX Base Yr 2018




45125 ROBINWOOD CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/27/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 234,389 |
| TOTAL MARKET OB/XF VALUE | | 2,905 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 287,294 |
| SOH/AGL Deduction | | 121,459 |
| ASSESSED VALUE | | 165,835 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 114,424 |
| TOTAL JUST VALUE | | 287,294 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 275,834 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 0000 | CHNGE SRVC | 0 | 10/02/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2073/0652 | 9/16/2016 | WD | Q | I | 01 | 147,000 |
| GRANTOR: FOURES WILLIAM TRAVIS | | | | | | |
| GRANTEE: FREEMAN SHANE JONAT | | | | | | |
| 1139/0505 | 5/22/2003 | WD | Q | I | | 116,000 |
| GRANTOR: TRANTHAM MARGARET | | | | | | |
| GRANTEE: FOURES WILLIAM T & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W11 USP=[YR=2009] N11 W21 S11E21$ W21 N7 W16 S37 E9 S3 E10 FOP=[YR=2001] E5 FGR=[YR=2001] S11 E24 N22 W24 S11$N3W5 S3 $ N3 E5 N8 E24 N22 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 83 | 2,905 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,905

| 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 | 0006 | RL | 75.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS