BLOCK A LOT 4
IN OR 1192/1520
ROBINWOOD ESTATES PB 5/333

BEASLEY DONNA
45079 ROBNWOOD CIRCLE
CALLAHAN, FL 32011

2026

49-2N-25-4150-000A-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

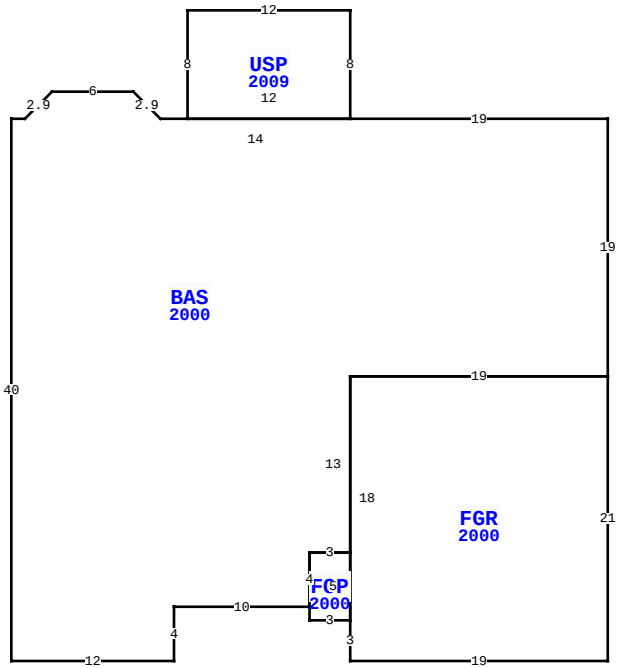
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,313	100	2000	1,313	173,336
FGR	399	55	2000	219	28,911
FOP	15	30	2000	4	528
USP	96	30	2009	29	3,829
TOTALS	1,823			1,565	206,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,565	116.8920	162.48	254,281	2000	2000	0	0	0	18.75	81.25

1 SNGL FAM 100% - 2004 Heated Area: 1313 HX Base Yr 2004



45079 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		206,603
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		256,603
SOH/AGL Deduction		146,409
ASSESSED VALUE		110,194
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,783
TOTAL JUST VALUE		256,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2183	NEW CONSTR	60,000	03/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1192/1520	12/03/2003	WD	Q	I		125,000
GRANTOR: HAMLIN MICHAEL D						
GRANTEE: BEASLEY DONNA						
0906/1711	11/05/1999	WD	Q	I		86,000
GRANTOR: HIGGINBOTHAM WAYNE						
GRANTEE: HAMLIN MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W19 USP=[YR=2009] N8 W12 S8 E12$ W14 U2 L2 W6 D2 L2 W1 S40 E12 N4 E10 FOP=[YR=2000] S1 E3 FGR=[YR=2000] S3 E19 N21 W19 S18$ N5 W3 S4$ N4 E3 N13 E19 N19$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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