BLOCK A LOT 7
IN OR 2153/696
ROBINWOOD ESTATES PB 5/333

COOK SUZANNE
PO BOX 337
CALLAHAN, FL 32011

2026

49-2N-25-4150-000A-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

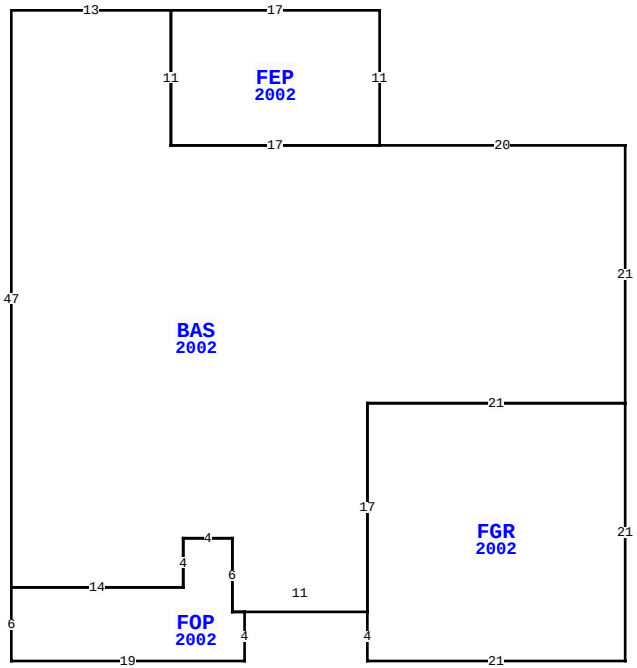
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,634	100	2002	1,634	210,338
FEP	187	80	2002	150	19,309
FGR	441	55	2002	243	31,280
FOP	128	30	2002	38	4,891
TOTALS	2,390			2,065	265,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,065	111.9160	155.56	321,231	2002	2002	0	0	0	17.25	82.75

1 SNGL FAM 100% - 2022 Heated Area: 1634 HX Base Yr 2022



45041 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		265,819
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		318,759
SOH/AGL Deduction		77,108
ASSESSED VALUE		241,651
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,240
TOTAL JUST VALUE		318,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P4567	NEW CONSTR	0	06/01/2022
B2513	NEW CONSTR	83,228	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2153/0696	9/29/2017	WD	Q	I	01	185,000
GRANTOR: MILLER CINDY PERSL OF						
GRANTEE: COOK SUZANNE						
0947/1696	9/01/2000	WD	Q	V		13,500
GRANTOR: MOORE CECIL						
GRANTEE: BAILEY BETTY FAYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 FEP=[YR=2002] N11 W17 S11 E17$ W17 N11 W13 S47 FOP=[YR=2002] S6 E19 N4 W1 N6 W4 S4 W14$ E14 N4 E4 S6 E11 FGR=[YR=2002] S4 E21 N21 W21 S17$ N17 E21 N21$.

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	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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