BLOCK B LOT 10
ROBINWOOD ESTATES PB 5/333

OTWELL JAYME K/OTWELL VICKI A
45222 ROBINWOOD CIRCLE
CALLAHAN, FL 32011

2023

49-2N-25-4150-000B-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

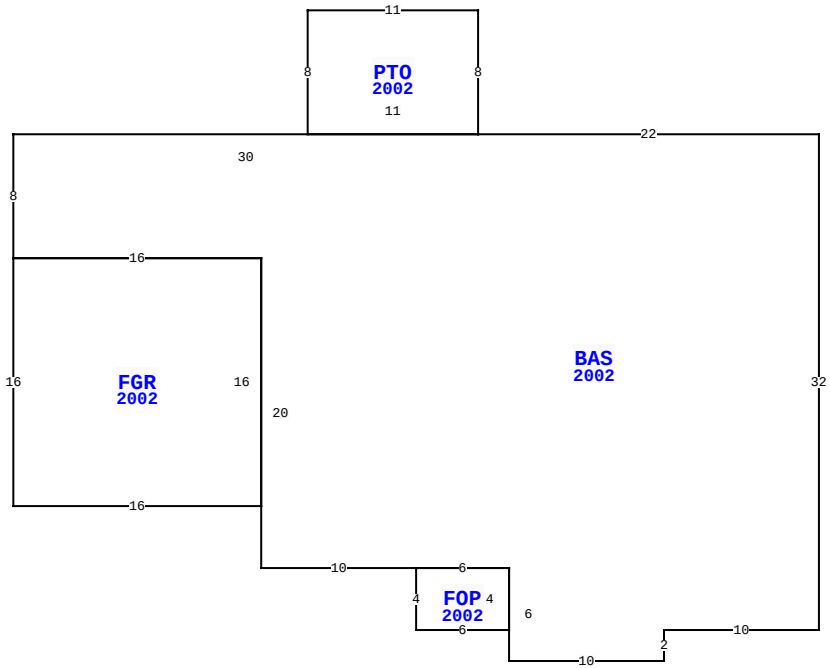
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100	1,236	150,167
FGR	256	55	141	17,130
FOP	24	30	7	850
PTO	88	5	4	486
TOTALS	1,604		1,388	168,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,388	113.3600	134.62	186,853	2002	2002	0	0	0	9.75	90.25

2 SNGL FAM – 0% - 2023 Heated Area: 1236 HX Base Yr



45222 ROBINWOOD CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	168,635
TOTAL MARKET OB/XF VALUE	3,034
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	216,669
SOH/AGL Deduction	0
ASSESSED VALUE	216,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,669
TOTAL JUST VALUE	216,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,987

ESTIMATE DEPTH OF FGR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-4639	REPAIR/RRF	0	02/08/2023
B2432	NEW CONSTR	55,000	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1517	10/03/2022	WD	Q	I	01	263,000
GRANTOR: FROST PATRICK M						
GRANTEE: OTWELL JAYME K & VI						
2142/0341	8/14/2017	WD	Q	I	01	143,000
GRANTOR: ROMAN JOSHUA T & MELI						
GRANTEE: FROST PATRICK M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W22 PTO=[YR=2002] N8 W11 S8 E11$ W30 S8
FGR=[YR=2002] S16 E16 N16 W16$ E16 S20 E10 FOP=[YR=2002] S4
E6 N4 W6$ E6 S6 E10N2 E10 N32$.

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	0811	CONCRETE B	0	0	0	0	703.00	SF	5.20	5.20	100	2002	2002	3	83	3,034	

LAND DESCRIPTION

TOTAL OB/XF 3,034

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	SFR	0		OR	75.00	100.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS