

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

2025

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

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating TypeBedrooms Bathrooms FrameStories Units OccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

0305140803021.00070307005.00

3 100
2 100

WOOD FRAME 100

1. 100
0 100

NONE 100

03 Quality Level 03

0100 SINGLE FAMILY

MKT AREA 07

7005.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,23610020021,236170,159

FGR25655200214119,411

FOP243020027963

PTO88520024551

TOTALS1,6041,388191,084

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,388113.3600149.64207,700200220070008.0092.00

2 SNGL FAM - 100% - 2024Heated Area: 1236HX Base Yr 2024

BLD DATEXF DATEINC DATE

LGL DATERLAND DATEAG DATE

45222 ROBINWOOD CIR, CALLAHAN

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000703.00SF5.205.20100200220023802,924

LAND DESCRIPTIONTOTAL OB/XF2,924

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RL75.00100.001.00LT1.001.001.0045,000.0045,000.0045,000

REVIEW DATE07/13/2023BYKWXTotal Acres: 0.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

191,0842,92445,000239,0082,413236,59550,722185,873239,0080229,927

EYB ADJSTD FOR NEW ROOF: KW 10/23ESTIMATE DEPTH OF FGR

PERMIT NUMDESCRIPTIONAMTISSUED

R23-4639REPAIR/RRF002/08/2023

B2432NEW CONSTR55,00004/01/2002

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2595/151710/03/2022WDQI01263,000

GRANTOR:FROST PATRICK MGRANTEE:OTWELL JAYME K & VI2142/03418/14/2017WDQI01143,000GRANTOR:ROMAN JOSHUA T & MELIGRANTEE: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\$.