

BLK 3 LOT 20
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

MIKUS ANTHONY J & EDIE M
44209 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0003-0200



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100	1,522	152,694
FGR	504	55	277	27,790
FOP	190	30	57	5,719
FOP	15	30	4	401

TOTALS	2,231		1,860	186,604
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	926.00	SF	5.20	5.20	100	1990
2	0940	SHEDS/PORT	0	0	10	60.00	SF	19.50	19.50	100	2002
3	0940	SHEDS/PORT	0	0	20	200.00	SF	19.50	19.50	100	2002
4	0940	SHEDS/PORT	0	0	9	72.00	SF	18.30	18.30	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,860	109.3680	129.87	241,558	1989	1995	0	0	22.75	77.25
1 SNGL FAM - 0% - 0											
Heated Area: 1522 HX Base Yr											
44210 WOODLAND CIR, CALLAHAN											
BLD DATE						LGL DATE			05/23/2023		
XF DATE						LAND DATE			MLU		
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		186,604	
TOTAL MARKET OB/XF VALUE		4,314	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		240,918	
SOH/AGL Deduction		37,709	
ASSESSED VALUE		203,209	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		203,209	
TOTAL JUST VALUE		240,918	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,735	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5799	NEW CONSTR	55,450	06/09/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2608/0167	10/25/2022	WD	U	I	16
GRANTOR: ADDAIR ANGELA M					SALE PRICE
GRANTEE: MIKUS ANTHONY J & E					
2096/1982	1/24/2017	PR	U	I	19
GRANTOR: ADDAIR ANGELA MIKUS P					100
GRANTEE: ADDAIR ANGELA MIKUS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W24 BAS=[YR=1993] W10 FOP=[YR=1993] N10 W19 S10 E19\$ W43 S29 E25 FOP=[YR=1994] E5 N3 W5 S3\$ N3 E5 S3 E23 N29\$ S21 E24 N21\$.											