

BLOCK 5 LOT 27
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

PATTERSON JENIFER A & BOBBY JR
450855 SR 200
CALLAHAN, FL 32011

2023

16-1N-25-2912-0005-0270



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 90		
Interior Floo	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		1 100		
Bathrooms		1 100		
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		08
NEIGHBORHOOD/LOC	8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	79,624
UOP	270	20	54	4,778
UST	80	45	36	3,185
UST	160	45	72	6,370
TOTALS	1,410		1,062	93,957

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,062	112.3600	101.40	107,687	1991	1996	0	0	0	12.75	87.25	
1 SINGLE FAM - 0% - 0 Heated Area: 900 HX Base Yr													
44739 WOODLAND CIR, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU													

EXTRA FEATURES										44739 WOODLAND CIR, CALLAHAN				INC DATE		AG DATE	
L N	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	0510	GARAGE WD -	0	0	20	20	400.00	SF	29.75	29.75	100	1999	1999	3	28	3,332	
2	0940	SHEDS/PORT	0	0	24	11	264.00	SF	19.50	19.50	100	1996	1996	3	20	1,030	