

BLOCK 7 LOT 6
IN OR 1129/112
WOODLAND ESTATES UNIT 2

MIKUS ANTHONY J & EDIE M
44209 WOODLAND CIRCLE
CALLAHAN, FL 32011-8297

2023

16-1N-25-2912-0007-0060



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 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 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	1,867	100	1,867	180,668
FOP	192	30	58	5,613
FOP	264	30	79	7,645
FUS	270	100	270	26,128
SFB	572	80	458	44,320
STP	32	10	3	291

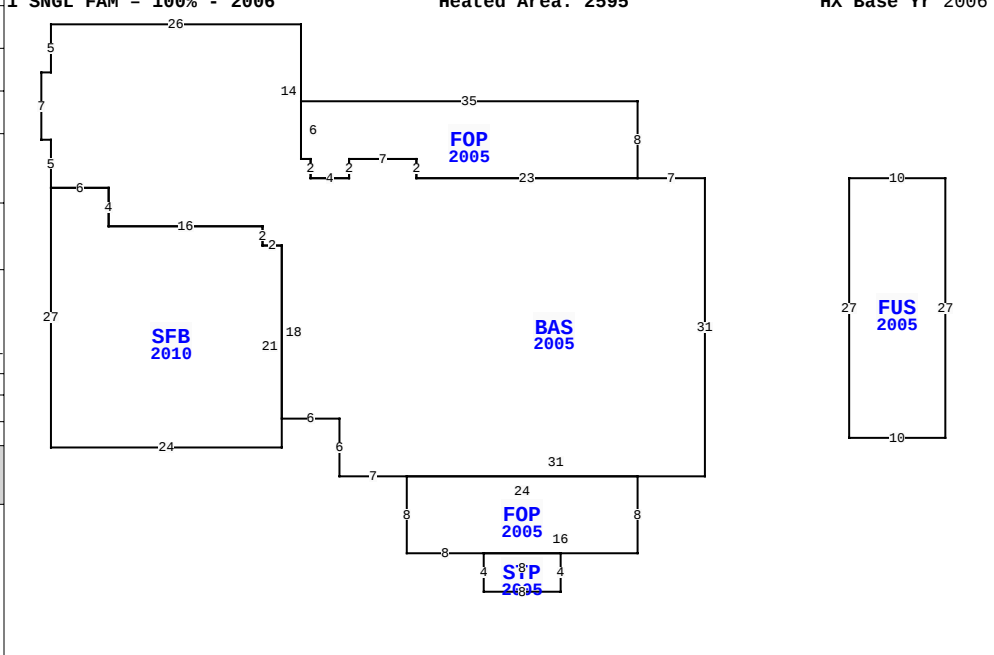
TOTALS	3,197		2,735	264,663
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
7	0812	CONCRETE C	0 100	0	0	3,650.00	SF	4.00	
8	0510	GARAGE WD-	0 100	24	26	624.00	SF	35.00	
10	0861	POOL GUNIT	0 100	0	0	578.00	SF	85.00	
11	0855	CONC PAVER	0 100	0	0	894.00	SF	10.00	
12	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	
13	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	
14	0810	CONCRETE A	0 100	0	0	758.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	03/15/2018	BY	KB
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,735	93.3984	110.91	303,339	2005	2005	0	0
1 SNGL FAM - 100% - 2006									
Heated Area: 2595									
HX Base Yr 2006									



44209 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
88,969									

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88,969									

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		316,173	
TOTAL MARKET OB/XF VALUE		88,969	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		455,142	
SOH/AGL Deduction		196,898	
ASSESSED VALUE		258,244	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		208,244	
TOTAL JUST VALUE		455,142	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,212	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP166291	GARAGE	104,383	01/24/2017
B24061	GARAGE	24,124	10/01/2010
M0408999	H/AC	0	12/01/2004
B13848	NEW CONSTR	0	10/14/2004
B13848	NEW CONSTR	170,916	10/14/2004
R6763	REPAIR/RRF	5,000	10/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1129/0112	4/10/2003	WD	Q	I	
					36,000
GRANTOR: BEECHER HAROLD & DORO					
GRANTEE: MIKUS ANTHONY & EDI					
1075/0985	8/16/2002	WD	U	I	01
					15,000
GRANTOR: WALKER SALLIE					
GRANTEE: BEECHER HAROLD & DO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W7 FOP=[YR=2005] N8 W35 S6 E1 S2 E4 N2 E7 S2 E23\$ W23 N2 W7 S2 W4 N2 W1 N14 W26 S5 W1 S7 E1 S5 SFB=[YR=2010] S27 E24 N21 W2 N2 W16 N4 W6\$ E6 S4 E16 S2 E2 S18 E6 S6 E7 FOP=[YR=2005] S8 E8 STP=[YR=2005] S4 E8 N4 W8\$ E16 N8 W24\$ E31 N31\$ PTR=E15 FUS=[YR=2005] E10 S27 W10 N27\$ W15\$.									

TOTAL OB/XF									
88,969									

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