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

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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

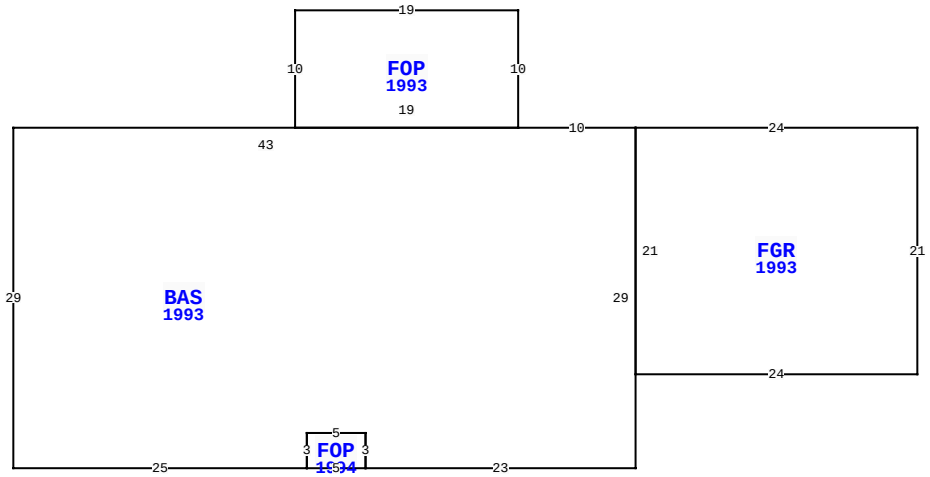
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	159,176
FGR	504	55	277	28,970
FOP	190	30	57	5,961
FOP	15	30	4	418
TOTALS	2,231		1,860	194,525

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	136.71	254,281	1989	1995	0	0	0	23.50	76.50

1 SNGL FAM – 0% - 0 Heated Area: 1522 HX Base Yr



44210 WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	194,525
TOTAL MARKET OB/XF VALUE	4,143
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	248,668
SOH/AGL Deduction	25,138
ASSESSED VALUE	223,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,530
TOTAL JUST VALUE	248,668
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,918

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	SALE PRICE
2608/0167	10/25/2022	WD	U	I	16	130,000
GRANTOR: ADDAIR ANGELA M						
GRANTEE: MIKUS ANTHONY J & E						
2096/1982	1/24/2017	PR	U	I	19	100
GRANTOR: ADDAIR ANGELA MIKUS P						
GRANTEE: ADDAIR ANGELA MIKUS						

BUILDING NOTES

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$.

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	926.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,865	
2	0940	SHEDS/PORT	0	0	10	6	60.00	SF	19.50	19.50	100	2002	2002	3	20	234	
3	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	100	2002	2002	3	20	780	
4	0940	SHEDS/PORT	0	0	9	8	72.00	SF	18.30	18.30	100	1997	1997	3	20	264	

LAND DESCRIPTION

TOTAL OB/XF 4,143

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS