

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

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

2024

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		

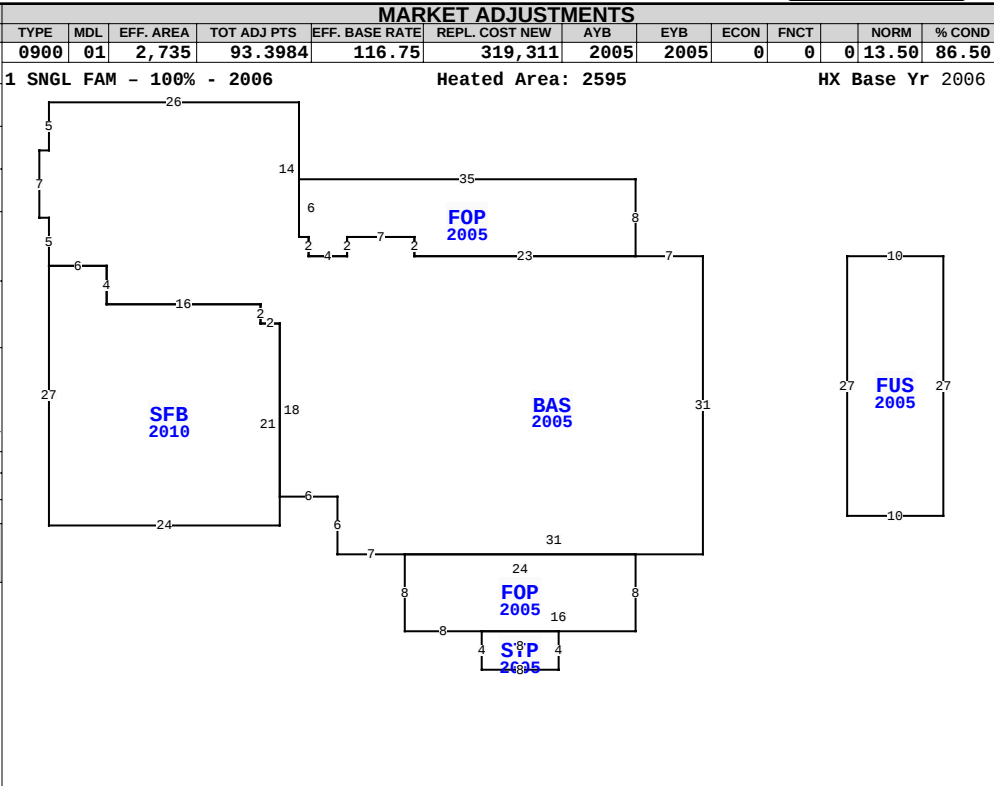
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,867	100	1,867	188,546
FOP	192	30	58	5,858
FOP	264	30	79	7,978
FUS	270	100	270	27,267
SFB	572	80	458	46,253
STP	32	10	3	303

TOTALS	3,197		2,735	276,204
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EXTRA FEATURES				
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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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2005	2005	3	89	3,115
2	0812	CONCRETE C	0	100	0	0		3,650.00	SF 4.00	4.00	100	2005	2005	3	86	12,556
3	0510	GARAGE WD-	0	100	24	26		624.00	SF 35.00	35.00	100	2010	2010	3	60	13,104
4	0861	POOL GUNIT	0	100	0	0		578.00	SF 85.00	85.00	100	2015	2015	3	78	38,321
5	0855	CONC PAVER	0	100	0	0		1,482.00	SF 10.00	10.00	100	2015	2015	3	95	14,079
6	0462	ST/AL FNC	0	100	0	0		672.00	SF 10.00	10.00	100	2015	2015	3	78	5,242
7	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00	300.00	100	2015	2015	3	89	534
8	0810	CONCRETE A	0	100	0	0		758.00	SF 6.50	6.50	100	2017	2017	3	97	4,779

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000110	C	SFR RURAL	100	0006
RETURN DATE			02/07/2000	BY	



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

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				327,451	
TOTAL MARKET OB/XF VALUE				91,730	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				469,181	
SOH/AGL Deduction				203,190	
ASSESSED VALUE				265,991	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				215,991	
TOTAL JUST VALUE				469,181	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				455,142	

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 U	V I	RSN CD	SALE PRICE
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\$.	

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	580	100
FGR	624	55
STR	44	10
TOTALS	1,248	927

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	927	113.4000	56.70	52,561	2017	2017	0	0	2.50	97.50

2 ACCESSORY U - 100% - 2006

Heated Area: 580

HX Base Yr 2006

26

24

24

26

FGR
2017

26

24

24

26

BAS
2017

9

4

11

4

4

STR
2017