

BLOCK 7 LOT 16
1983 BEACH SW/MH
WOODLAND ESTATES UNIT 2

COFFELT JUDITH E/COFFELT RANDY
44419 WOODLAND CIR
CALLAHAN, FL 32011

2024

16-1N-25-2912-0007-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality 03 Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	23,906
STP	24	10	2	52
STP	36	10	4	104
UOP	96	25	24	621
USP	440	50	220	5,692

TOTALS 1,520 1,174 30,374

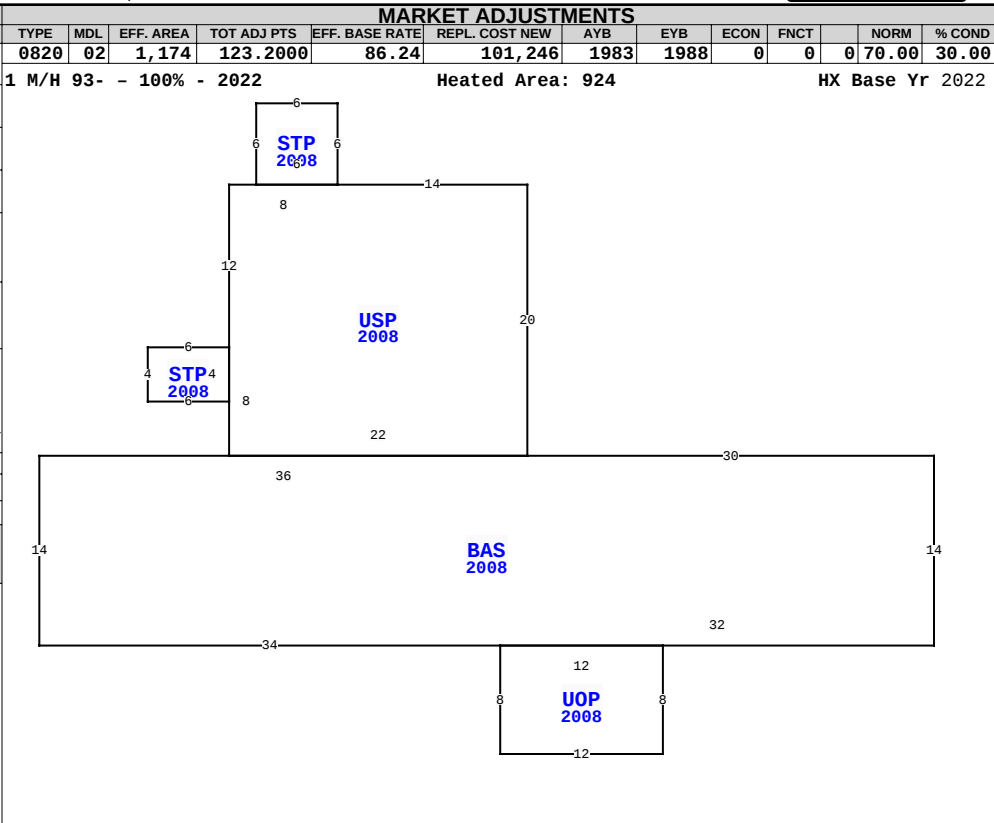
EXTRA FEATURES

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	0940	SHEDS/PORT	0 100	8 20	160.00	SF	20.10	20.10	100	1985	1985	3	20	643	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	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



44419 WOODLAND CIR, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 643

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		30,374
TOTAL MARKET OB/XF VALUE		643
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		81,017
SOH/AGL Deduction		47,870
ASSESSED VALUE		33,147
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,147
TOTAL JUST VALUE		81,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6998	MH MOVE-ON	11,500	10/26/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/1295	12/28/2021	WD	U	I	11	100

GRANTOR: COFFELT JUDITH E

GRANTEE: COFFELT RANDY P & J

2332/0752 1/14/2020 WD U I 11 100

GRANTOR: ERRICO SAMUEL

GRANTEE: COFFELT JUDITH E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W30 USP=[YR=2008] N20 W14 STP=[YR=2008] N6 W6 S6 E6\$ W8 S12 STP=[YR=2008] W6 S4 E6 N4\$ S8 E22\$ W36 S14 E34 UOP=[YR=2008] S8 E12 N8 W12\$ E32 N14\$.

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