

BLOCK 3 LOT 3 & S1/2 OF LOT 4
IN OR 1714/923
WOODLAND ESTATES UNIT 2

CZIGAN STEPHEN P & TAMMY M
44036 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0030



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		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

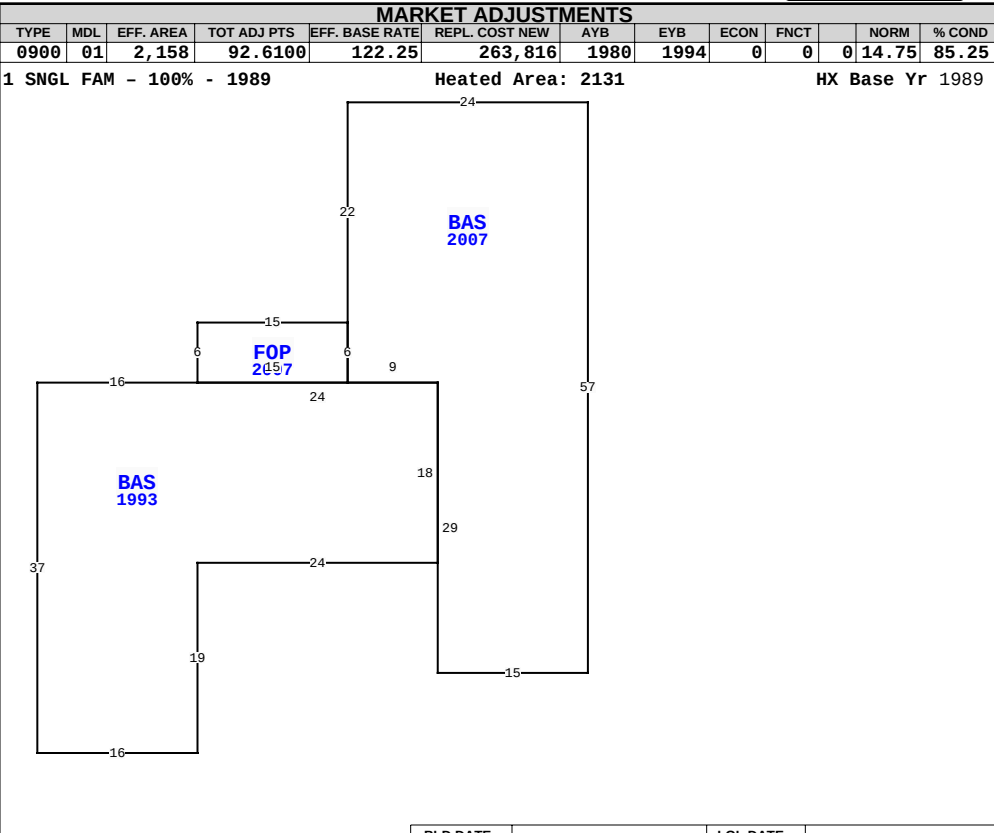
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1993	1,024	106,719
BAS	1,107	100	2007	1,107	115,370
FOP	90	30	2007	27	2,814

TOTALS	2,221			2,158	224,903
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	38	52	1,976.00	SF	35.00	35.00	
2	0811	CONCRETE B	0	100	0	0	866.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	5	21	105.00	SF	6.50	6.50	
4	0350	CARPORT WD	0	100	14	7	98.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	
2	000100	C	RES	100		OR	0.00	0.00	1.00	LT	



44036 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	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	100	38	52	1,976.00	SF	35.00	35.00	100	1995	1995	3	20	13,832	
2	0811	CONCRETE B	0	100	0	0	866.00	SF	5.20	5.20	100	1995	1995	3	68	3,062	
3	0810	CONCRETE A	0	100	5	21	105.00	SF	6.50	6.50	100	1998	1998	3	73	498	
4	0350	CARPORT WD	0	100	14	7	98.00	SF	13.00	13.00	100	2000	2000	3	20	255	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	
2	000100	C	RES	100		OR	0.00	0.00	1.00	LT	