

BLOCK 4 N'LY 298FT OF LOT 7
ESMT OR 1617/1031
WOODLAND ESTATES UNIT 2

STEWART WILLIAM R III L/E/STEWART WILLIAM R IV L/E
44768 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0070



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,667	100	2009	2,667	349,027
FGR	673	55	2009	370	48,422
FOP	40	30	2009	12	1,571
FOP	198	30	2009	59	7,721
TOTALS	3,578			3,108	406,741

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,108	107.1800	141.48	439,720	2009	2009	0	0	0	7.50	92.50
2 SNGL FAM - 100% - 2019 Heated Area: 2667 HX Base Yr 2019												
44768 WOODLAND CIR, CALLAHAN												
						BLD DATE					LGL DATE	
						XF DATE					LAND DATE	05/23/2023
						INC DATE					AG DATE	MLU

TOTALS		3,378			3,100		400,741	44768 WOODLAND CIR, CALLAHAN						XF DATE				LAND DATE		05/23/2023	MLU
										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	0504	FP-ELECTRI	0	100	0	0	1.00		UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840				
2	0810	CONCRETE A	0	100	92	4	368.00		SF	6.50	6.50	100	2009	2009	3	89	2,129				
3	0861	POOL GUNIT	0	100	0	0	480.00		SF	85.00	85.00	100	2015	2015	3	75	30,600				
4	0855	CONC PAVER	0	100	0	0	1,368.00		SF	10.00	10.00	100	2015	2015	3	95	12,996				
5	0911	SCRN RM A	0	100	0	0	1,848.00		SF	17.50	17.50	100	2015	2015	3	65	21,021				
6	0871	POOL HTR R	0	100	0	0	1.00		UT	2,000.00	2,000.00	100	2015	2015	3	65	1,300				
						</															