

BLOCK 4 LOT 22
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

STEVENS JOEL M & ROSEANNA L/E/
44570 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0220



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 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	1.	1. 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
BAS	1,984	100
UOP	128	25
TOTALS	2,112	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,016	117.2000	99.62	200,834	2003	2003	0	0	0	50.00	50.00
1 M/H 94+ - 100% - 2008												
Heated Area: 1984												
HX Base Yr 2008												
16 UOP 2024 16 8 8 64 BAS 2003 31 31 64												

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

44570 WOODLAND CIR, CALLAHAN

05/23/2023 MLU

EXTRA FEATURES							44570 WOODLAND CIR, CALLAHAN				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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010		
2	1242	WD DECK A	0	100	20	13	260.00	SF	10.00	10.00	100	2005	2005	3	22	572		
3	0510	GARAGE WD-	0	100	18	18	324.00	SF	25.90	25.90	100	2007	2007	3	44	3,692		
4	0351	CARPORT MT	0	100	18	18	324.00	SF	6.60	6.60	100	2007	2007	3	27	577		