

BLOCK 5 LOT 21
IN OR 1641/936
R407964 & R407965

SUMMEY CANDICE L
44641 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0005-0210



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	960	100
	1993	960
		28,385
DCK	88	15
	2007	13
		384
UOP	84	25
	2007	21
		621
UOP	240	25
	2007	60
		1,774
TOTALS	1,372	1,054
		31,165

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,054	123.2000	98.56	103,882	1989	1994	0	0	0 70.00	30.00
1 M/H 93- - 100% - 2015 Heated Area: 960 HX Base Yr 2015											
BLD DATE	06/27/2008	JW	LGL DATE								
XF DATE	06/27/2008	JW	LAND DATE								
INC DATE			AG DATE								
44641 WOODLAND CIR, CALLAHAN											
05/23/2023 MLU											

EXTRA FEATURES						44641 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	0940	SHEDS/PORT	0 100	10	20	200.00	SF	20.10	20.10	100	1988	1988	3	20	804		
2	0350	CARPORT WD	0 100	34	12	408.00	SF	13.00	13.00	100	1989	1989	3	20	1,061		
3	0940	SHEDS/PORT	0 100	7	7	49.00	SF	30.00	30.00	100	2002	2002	3	20	294		
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