

BLOCK 5 LOT 28
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

HOLBROOK GRADY & TACY
44755 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0005-0280



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,014	100
FOP	320	30
FUS	216	100
	1993	1,014
		96
		216
		136,413
		12,915
		29,058
TOTALS	1,550	1,326
		178,387

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,326	101.9200	134.53	178,387	1986	2001	0	0	0.00	100.00

1 SNGL FAM - 100% - 2022

Heated Area: 1230

HX Base Yr 2022

24

9

FUS
1993

9

24

13

2

27

24

26

40

8

40

BAS
1993

FOP
1993

BLD DATE

LGL DATE