

BLOCK 7 LOT 6
IN OR 1129/112
WOODLAND ESTATES UNIT 2

MIKUS ANTHONY J & EDIE M
44209 WOODLAND CIRCLE
CALLAHAN, FL 32011-8297

2025

16-1N-25-2912-0007-0060



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 90			
Interior Wall	06	CUST PANEL 10			
Interior Floo	14	CARPET 60			
Interior Floo	08	SHT VINYL 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame		02 WOOD FRAME 100			
Stories	1.5	1.5 100			
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	1,867	100	2005	1,867	197,381
FOP	192	30	2005	58	6,132
FOP	264	30	2005	79	8,352
FUS	270	100	2005	270	28,544
SFB	572	80	2010	458	48,420
STP	32	10	2005	3	317
TOTALS	3,197			2,735	289,147

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,735	93.3984	123.29	337,198	2005	2005	0	0	0 14.25	85.75
1 SNGL FAM - 100% - 2006				Heated Area: 2595				HX Base Yr 2006			
The floor plan diagram illustrates the layout of a single-family home with a total heated area of 2595 square feet. The plan includes several rooms and utility areas, each labeled with a code and year: SFB 2010 (Storage/Bedroom), FOP 2005 (Front Office/Parlor), BAS 2005 (Bathroom), FUS 2005 (Furnace/Utility), and STP 2005 (Staircase/Traffic). Dimensions are provided for each area, such as 26' x 14' for the main living area, 35' x 8' for the front office, and 27' x 10' for the furnace/utility area. The plan also shows a staircase (STP) and a utility area (FUS) with dimensions 24' x 16' and 10' x 10' respectively.											
				BLD DATE					LGL DATE		
				XF DATE					LAND DATE	05/23/2023	
				INC DATE					AG DATE		
									MLU		

EXTRA FEATURES							44209 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	2005	2005	3	88	3,080				
2	0812	CONCRETE C	0	100	0	0	3,650.00	SF	4.00	4.00	100	2005	2005	3	84	12,264				
3	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	2010	2010	3	56	12,230				
4	0861	POOL GUNIT	0	100	0	0	578.00	SF	85.00	85.00	100	2015	2015	3	75	36,848				
5	0855	CONC PAVER	0	100	0	0	1,482.00	SF	10.00	10.00	100	2015	2015	3	95	14,079				
6	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2015	2015	3	75	5,040				
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	87	522				
8	0810	CONCRETE A	0	100	0	0	758.00	SF	6.50	6.50	100	2017	2017	3	96	4,730				

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