

BLOCK 3 PT OF LOT 8 (S-2) &
BLOCK 3 PT OF LOT 9 (S-3)
IN OR 2634/106

REINOLDS ROSALIND HORTON & CHRISTOPHER CRAIG
44096 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0003-0082



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	5000	IMPROVED AG			
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	2,652	100	1993	2,652	319,614
FCP	813	25	1993	203	24,465
FST	147	55	1993	81	9,762
TOTALS	3,612			2,936	353,841

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,936	130.3827	181.23	532,091	1978	1978	0	0	0 33.50	66.50
1 SNGL FAM 100% - 2024 Heated Area: 2652 HX Base Yr 2024											
44096 WOODLAND CIR, CALLAHAN											

