

**ADDAIR ROBERT M & ANGELA M/
44240 WOODLAND CIR
CALLAHAN, FL 32011**

16-1N-25-2912-0003-0220

Building Characteristics

Element	CD	Construction			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 50			
Interior Floor	14	CARPET 50			
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			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
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	1,682	100	1993	1,682	196,729
SFB	598	80	2004	478	55,907
TOTALS	2,280			2,160	252,637

44240 WOODLAND CIR, CALLAHAN

BLD DATE

XF DATE

INC DATE

YEAR ON

YEAR ACTUAL

2004

LGL DATE

LAND DATE

AG DATE

05/23/2023MLU

EXTRA FEATURES

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	1989	1989	3	62	2,170	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1975	1975	3	20	576	
4	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00	35.00	100	1995	1995	3	20	1,680	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2004	2004	05	85	51,000	

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