

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

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

2026

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		

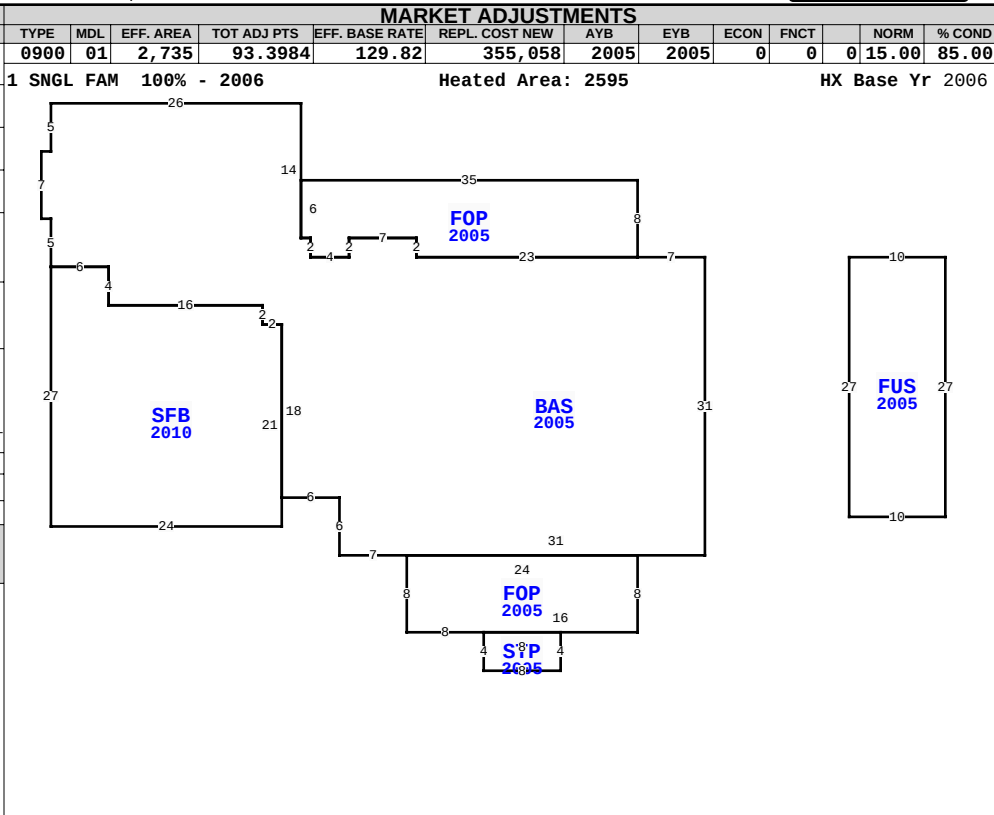
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,867	100	2005	1,867	206,018
FOP	192	30	2005	58	6,401
FOP	264	30	2005	79	8,718
FUS	270	100	2005	270	29,793
SFB	572	80	2010	458	50,539
STP	32	10	2005	3	331

TOTALS	3,197			2,735	301,799
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	02/27/2024	BY	KBA
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44209 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	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	87	3,045	
3	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	2010	2010	3	52	11,357	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2015	2015	04	90	45,000	

TOTAL OB/XF															59,402		
R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA					
06	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00						

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		358,603			
TOTAL MARKET OB/XF VALUE		59,402			
TOTAL LAND VALUE - MARKET		50,000			
TOTAL MARKET VALUE		468,005			
SOH/AGL Deduction		186,910			
ASSESSED VALUE		281,095			
TOTAL EXEMPTION VALUE		51,411			
BASE TAXABLE VALUE		229,684			
TOTAL JUST VALUE		468,005			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		481,982			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP166291	GARAGE	104,383	01/24/2017
B24061	GARAGE	24,124	10/01/2010
M0408999	H/AC	0	12/01/2004
B13848	NEW CONSTR	0	10/14/2004
B13848	NEW CONSTR	170,916	10/14/2004
R6763	REPAIR/RRF	5,000	10/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1129/0112	4/10/2003	WD	Q	I	
					36,000
GRANTOR: BEECHER HAROLD & DORO					
GRANTEE: MIKUS ANTHONY & EDI					
1075/0985	8/16/2002	WD	Q	I	01
					15,000
GRANTOR: WALKER SALLIE					
GRANTEE: BEECHER HAROLD & DO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W7 FOP=[YR=2005] N8 W35 S6 E1 S2 E4 N2 E7 S2 E23\$ W23 N2 W7 S2 W4 N2 W1 N14 W26 S5 W1 S7 E1 S5 SFB=[YR=2010] S27 E24 N21 W2 N2 W16 N4 W6\$ E6 S4 E16 S2 E2 S18 E6 S6 E7 FOP=[YR=2005] S8 E8 STP=[YR=2005] S4 E8 N4 W8\$ E16 N8 W24\$ E31 N31\$ PTR=E15 FUS=[YR=2005] E10 S27 W10 N27\$ W15\$.									

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