

BLOCK 7 LOT 8
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

LUSK SHANNON & CHARLES
44261 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0007-0080



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 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

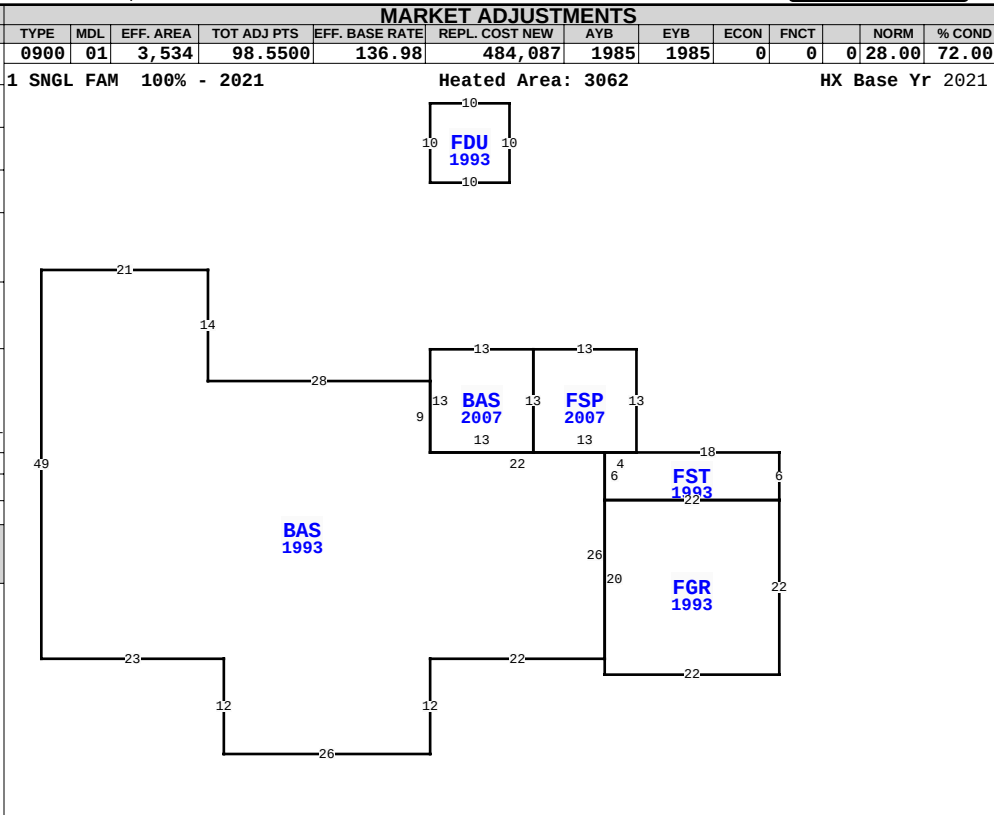
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,893	100	1993	2,893	285,324
BAS	169	100	2007	169	16,668
FDU	100	65	1993	65	6,411
FGR	484	55	1993	266	26,235
FSP	169	40	2007	68	6,707
FST	132	55	1993	73	7,200

TOTALS	3,947			3,534	348,543
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0680	POLE SHED	0 100	21	30	630.00	SF	10.00	10.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	1242	WD DECK A	0 100	0	0	736.00	SF	10.00	10.00
5	0940	SHEDS/PORT	0 100	13	9	117.00	SF	30.00	30.00
6	0940	SHEDS/PORT	0 100	0	0	60.00	SF	30.00	30.00

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	01/01/2023	BY	CD
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44261 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	0680	POLE SHED	0 100	21	30	630.00	SF	10.00	10.00	100	1985	1985	3	20	1,260	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
3	1242	WD DECK A	0 100	0	0	736.00	SF	10.00	10.00	100	1997	1997	3	20	1,472	
5	0940	SHEDS/PORT	0 100	13	9	117.00	SF	30.00	30.00	100	1997	1997	3	20	702	
6	0940	SHEDS/PORT	0 100	0	0	60.00	SF	30.00	30.00	100	2004	2004	3	20	360	

TOTAL OB/XF										5,684						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0006	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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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,534	98.5500	136.98	484,087	1985	1985	0	0	28.00	72.00
1 SNGL FAM			100% - 2021		Heated Area: 3062		HX Base Yr 2021				

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		348,543
TOTAL MARKET OB/XF VALUE		5,684
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		404,227
SOH/AGL Deduction		101,325
ASSESSED VALUE		302,902
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,491
TOTAL JUST VALUE		404,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/0350	7/28/2020	WD	Q	I	01	375,000
GRANTOR: MIXSON BOBBY E & ROBY						
GRANTEE: LUSK SHANNON & CHAR						
0541/0635	4/22/1988	QC	Q	I	01	100
GRANTOR: MIXSON LYDIA						
GRANTEE: MIXSON BOBBY E						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W28 N14 W21 S49 E23 S12 E26 N12 E22									
FGR=[YR=1993] S2 E22 N22 FST=[YR=1993] N6 W18 FSP=[YR=2007]									
N13 W13 BAS=[YR=2007] W13 S13 E13 N13\$ S13 E13\$ W4 S6 E22\$									
W22 S20\$ N26 W22 N9\$ PTR=N25 FDU=[YR=1993] N10 E10 S10 W10\$									
S25\$.									