

44326 WOODLAND CIRCLE CALLAHAN FL 32011

<https://candiscarmichael.com>



Rare dual-unit investment opportunity on 2.7 acres in Callahan with no HOA. This property features two separate manufactured homes on a single parcel, offering a combined 2,526 sq ft across two independent 3-bedroom/2-bathroom units — each with its own dedicated septic system and a shared well. Unit 1 (44308) is road-fronting, approximately 1,300 sq ft, [...]

- 6 beds
- 4 baths
- Residential
- Manufactured Home
- Active
- 2526 sq ft



Courtesy of

Listing Office: BEYCOME OF FLORIDA LLC

Status: Active

Office ID: MFR279508652

MLS ID: MFRO6389276



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 4

Category: Manufactured Home

Bedrooms: 6 beds

Half baths: 0 half baths

Lot size, sq ft: 118226 sq ft

SubdivisionName: WOODLAND ESTATES UN 02

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 2526 sq ft

Year built: 1998

ListOfficeName: BEYCOME OF FLORIDA LLC

Location Details

Township: 01

Road Surface Type: Paved

Property Features

Interior Features: Other

Flooring: Wood

Exterior Features: Other

Utilities: Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central

Appliances: Built-In Oven, Cooktop, Dishwasher, Refrigerator

Laundry Features: Other

Roof: Metal

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details



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Subdivision Name: WOODLAND ESTATES UN 02

Parcel Number: 16-1N-25-2912-0003-0280

Levels: One

Direction Faces: North

Foundation Details: Other

Construction Materials: Other

Listing Terms: Cash, Conventional, FHA, Other, VA Loan

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$2,878

Tax Legal Description: BLOCK 3 LOT 28 ESMT OR 1316/21 WOODLAND ESTATES UNIT 2

Tax Lot: 28

Rooms

Room type	Level
Primary Bedroom	First
Living Room	First
Kitchen	First
Bedroom 2	First
Bedroom 3	First

Amenities & Features



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Waterfront available: No **GarageYN:** No

AttachedGarageYN: No **FireplaceYN:** No

PoolPrivateYN: No **Cooling:** Central Air

ExteriorFeatures: Other **Utilities:** Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Features: Other **Amenities:** Built-In Oven, Cooktop, Dishwasher, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Other

Heating: Central

Roof: Metal

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Appointment Only, Call Owner

Occupant Type: Tenant



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