

LOT 13
IN OR 2111/435
BRANCH CREEK PB 7/343

WIGGINS WAYNE D JR
45117 WEAVER CIR
CALLAHAN, FL 32011

2024

32-2N-25-019B-0013-0000



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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7004.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,574	100
FGR	449	55
FOP	31	30
USP	200	30
TOTALS	2,254	1,890

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,890	102.4100	128.01	241,939	2017	2017	0	0	0	4.50	95.50
1 SNGL FAM - 100% - 2018												
Heated Area: 1574												
HX Base Yr 2018												
The diagram shows a floor plan with the following dimensions and room labels: USP 2017: Top left room, 26 wide, 10 high. BAS 2017: Large central room, 26 wide, 47 high. FOP 2017: Small room at the bottom left, 5 wide, 6 high. FGR 2017: Room at the bottom right, 22 wide, 21 high. - Other dimensions: 10, 26, 34, 47, 13, 6, 7, 21, 22, 8, 4, 5, 6.												
BLD DATE						LGL DATE						
XF DATE						LAND DATE						