

IN OR 1521/1087
EX 1-63
ESMT OR 1556/1433

WELLS STEPHEN G & JUANITA
44659 LEE DRIVE
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0370



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		31	HARDIE BRD 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		03	CONC FINSH 70		
Interior Floo		14	CARPET 30		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			3 100		
Bathrooms			2.5 100		
Frame		02	WOOD FRAME 100		
Stories		0	0 100		
Units		0	0 100		
Occupancy		00	NONE 100		
Quality		01	Quality Level 01		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		08
NEIGHBORHOOD/LOC		8024.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,376	100	2009	2,376	250,688
FGR	804	55	2009	442	46,635
FOP	118	30	2009	35	3,693
FSP	728	40	2022	291	30,703
TOTALS	4,026			3,144	331,719

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,144	85.9464	113.45	356,687	2009	2009	0	0	7.00	93.00

1 SNGL FAM - 100% - 2011

Heated Area: 2376

HX Base Yr 2011

The diagram is a floor plan of a single-family home. It features several rooms and a central hallway. Key areas are labeled in blue: 'FSP 2022' (likely a finished basement or similar area), 'BAS 2009' (basement), and 'FOP 2009' (finished open porch or similar). Dimensions are provided for various segments of the walls and openings. The layout includes a large central area, a smaller room to the left, and a series of connected rooms and a porch on the right side.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
		ML	