

LOT 34
IN OR 1897/1868
BRANCH CREEK PB 7/343

WINKELS YESNY S
44959 GREEN MEADOWS LN
CALLAHAN, FL 32011

2026

32-2N-25-019B-0034-0000



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	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	7004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100	2013	1,323	172,054
FGR	418	55	2013	230	29,911
FOP	14	30	2013	4	521
PTO	200	5	2013	10	1,300

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,567	102.8160	142.91	223,940	2013	2013	0	0	9.00	91.00
1 SNGL FAM 0% - 0 Heated Area: 1323 HX Base Yr											
The diagram shows a property layout with the following dimensions and area labels: PTO 2013: A rectangular area at the top with a width of 20 and a height of 10. BAS 2013: A large rectangular area on the left with a width of 34 and a height of 33. FOP 2013: A small rectangular area in the center with a width of 22 and a height of 19. FGR 2013: A rectangular area at the bottom right with a width of 19 and a height of 22. Other dimensions shown include 12, 26, 18, 13, 2, 3, 4, 19, 18, 19, 2, 3, 4, 1											