LOT 2
DIXON FARMS OR 2368/1800
ESMT IN OR 2641-1379

PERRI CHRISTOPHER JAMES & BROOKE KAYE
1700 SAN PABLO ROAD SOUTH APT
JACKSONVILLE, FL 32224

2023

27-2N-24-2281-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

613675 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	157,100
TOTAL MARKET VALUE	157,100
SOH/AGL Deduction	0
ASSESSED VALUE	157,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,100
TOTAL JUST VALUE	157,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006266	SFR	375,210	05/15/2023
230006268	24X25 STEEL GARA	39,888	05/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2631/519	4/07/2023	WD	Q	V	01	184,000
GRANTOR: DAVIS WILLIAM M & JEN						
GRANTEE: PERRI CHRISTOPHER J						
2553/0789	4/01/2022	SW	Q	V	01	150,000
GRANTOR: RAYDIENT LLC						
GRANTEE: DAVIS WILLIAM MASON						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0			0.00	0.00	5.17	AC		1.00	1.00	1.00	30,000.00	30,000.00	155,100							
2	009605	C	WETLANDS	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	2,000							

REVIEW DATE 07/28/2020 BY JG Total Acres: 7.17 Total Land Value: 157,100 Market: 0 Agricultural: 0 Common: 157,100 PRINTED 08/02/2023 BY SYS