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

**PERRI CHRISTOPHER JAMES & BROOKE KAYE**
613675 RIVER RD
CALLAHAN, FL 32011

**2024**

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

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Quality | 06 | Quality Level 06 |

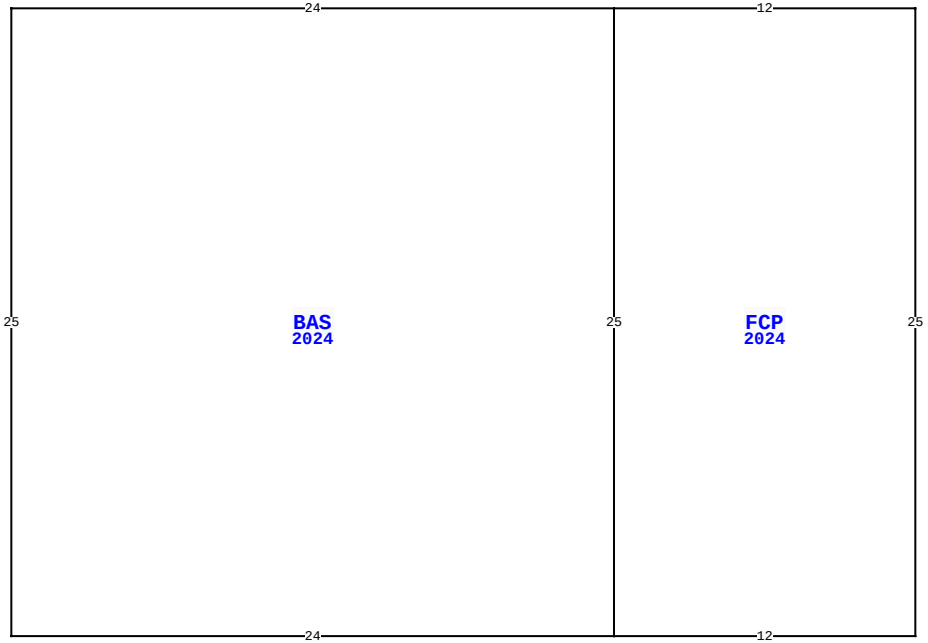
| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC RESIDENTIAL | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 600 | 100 | 600 | 13,151 |
| FCP | 300 | 25 | 75 | 1,644 |
| TOTALS | 900 | | 675 | 14,795 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 675 | 63.2500 | 22.14 | 14,944 | 2023 | 2023 | 0 | 0 | 0 | 1.00 | 99.00 |

2 GARAGE RES – 0% - 2024 Heated Area: 600 HX Base Yr




613675 RIVER RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 14,795 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 131,250 |
| TOTAL MARKET VALUE | 146,045 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 146,045 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 146,045 |
| TOTAL JUST VALUE | 146,045 |
| NCON VALUE | 14,795 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 157,100 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230003459 | | | 01/25/2024 |
| 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

BAS=[YR=2024;ORIG=30,15] E24 S25 W24 N25 $
FCP=[YR=2024;ORIG=54,15] E12 S25 W12 N25 $
.

## 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 | 000115 | C | SFR ACRES | 0 | | OR | 0.00 | 0.00 | 5.17 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 129,250 | | | | | | | |
| 2 | 009605 | C | WETLANDS | 0 | | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 2,000 | | | | | | | |

REVIEW DATE 04/29/2024 BY WW Total Acres: 7.17 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 08/06/2024 BY SYS