

LOT 10
DIXON FARMS OR 2368/1800
ESMT IN OR 2508-1848

DEFEE ANTHONY H & LINDA M
44449 WOODRIDGE DR
CALLAHAN, FL 32011

2024

27-2N-24-2281-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	1,508	15	226	34,926
BAS	876	100	876	135,377
BAS	960	100	960	148,358
FGR	986	55	542	83,761
FOP	320	30	96	14,836
FOP	560	30	168	25,963
FOP	560	30	168	25,963
FST	30	55	16	2,473
FST	30	55	16	2,473
FST	66	55	36	5,563
TOTALS	9,898		6,405	989,829

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	13,620.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	5,640.00	SF	4.00	4.00	
3	0681	POLE SHED	0	0	26	12	312.00	SF	15.00	15.00	
4	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	
5	0861	POOL GUNIT	0	0	0	0	955.00	SF	85.00	85.00	
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	
7	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	
8	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0		OR	0.00	0.00	11.03	AC	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	6,405	103.0275	154.54	989,829	2023	2023	0	0
1 SFR CUST - 0% - 2024									
Heated Area: 4606									
HX Base Yr									

** This building has 15 Sub-Areas

613896 RIVER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					989,829				
TOTAL MARKET OB/XF VALUE					156,255				
TOTAL LAND VALUE - MARKET					179,238				
TOTAL MARKET VALUE					1,325,322				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,325,322				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,325,322				
TOTAL JUST VALUE					1,325,322				
NCON VALUE					1,146,084				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					176,480				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210012975	CO ISSUED		06/21/2023
230006258	POOL	150,000	05/15/2023
21012975	NEW CONSTR	665,094	09/24/2021
21012978	NEW CONSTR	133,560	09/24/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2482/1766	7/16/2021	SW	Q	V	05	480,000	
GRANTOR: RAYDIENT LLC							
GRANTEE: DEFEE ANTHONY H & L							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FUS=[YR=2024;ORIG=44,29] E27 S6 E5 N6 E38 S40 W44 W18 W8 N40 \$									
BAS=[YR=2024;ORIG=30,82] S46 E16 N3 E18 N28 N11 N3 W2 N1 W32 \$									
FGR=[YR=2024;ORIG=94,-9] W18 W5 W6 S34 E29 N34 \$									
BAS=[YR=2024;ORIG=20,-15] W40 S24 E40 N24 \$									
BAS=[YR=2024;ORIG=44,-15] S40 E21 N34 E6 N6 W27 \$									
FST=[YR=2024;ORIG=114,-15] W20 S6 S34 E20 N40 \$									
FOP=[YR=2024;ORIG=30,-15] E14 S40 W14 N40 \$									
FOP=[YR=2024;ORIG=30,29] E14 S40 W14 N40 \$									
FOP=[YR=2024;ORIG=-20,9] E40 S8 W40 N8 \$									
STR=[YR=2024;ORIG=52,69] E18 S9 W18 N9 \$									

LAND DESCRIPTION										TOTAL OB/XF										156,255									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	11.03	AC		1.00	1.00	0.65	25,000.00	16,250.00	179,238												