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

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

2025

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
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
Quality	02	Quality Level 02

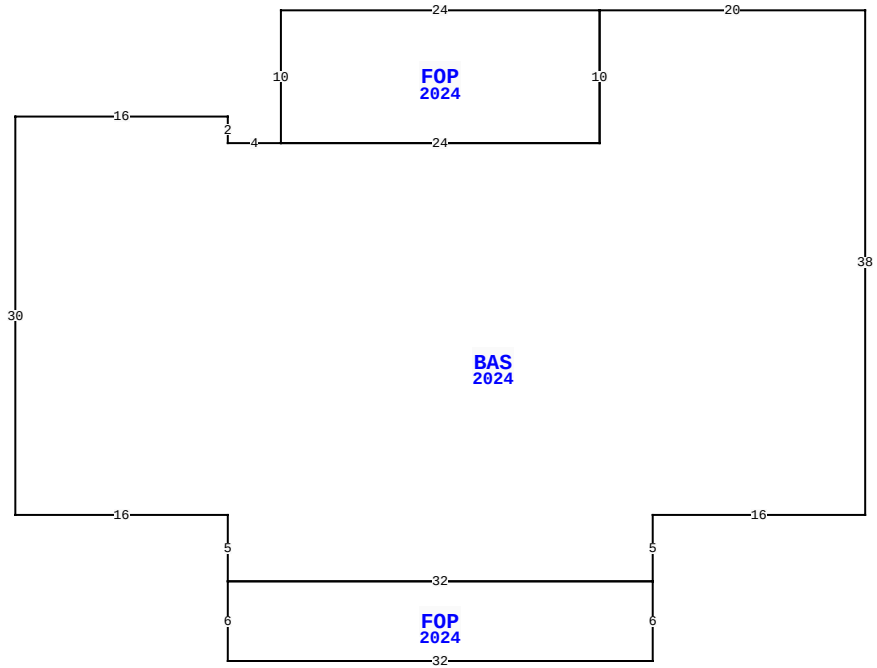
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100	2024	2,184	353,393
FOP	192	30	2024	58	9,385
FOP	240	30	2024	72	11,650
TOTALS	2,616			2,314	374,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,314	102.4100	161.81	374,428	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2184 HX Base Yr 2025



613675 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		390,065
TOTAL MARKET OB/XF VALUE		3,900
TOTAL LAND VALUE - MARKET		102,815
TOTAL MARKET VALUE		496,780
SOH/AGL Deduction		0
ASSESSED VALUE		496,780
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		446,058
TOTAL JUST VALUE		496,780
NCON VALUE		378,328
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,045

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=140,0] S38 W16 S5 W32 N5 W16 N30 E16 S2 E4 E24 N10 E20 $
FOP=[YR=2024;ORIG=96,0] E24 S10 W24 N10 $
FOP=[YR=2024;ORIG=92,43] E32 S6 W32 N6 $
.

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
1	0810	CONCRETE A	0	100	0	0	600.00	SF	6.50	6.50	100	2025	2024		100	3,900	

LAND DESCRIPTION

TOTAL OB/XF 3,900

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	000100	C	RES	100		OR	0.00	0.00	5.17	AC		1.00	1.00	1.00	19,500.00	19,500.00	100,815							
2	009605	C	WETLANDS	100		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: 102,815 Market: 0 Agricultural: 0 Common: 102,815 PRINTED 07/30/2025 BY SYS

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

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

2025

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

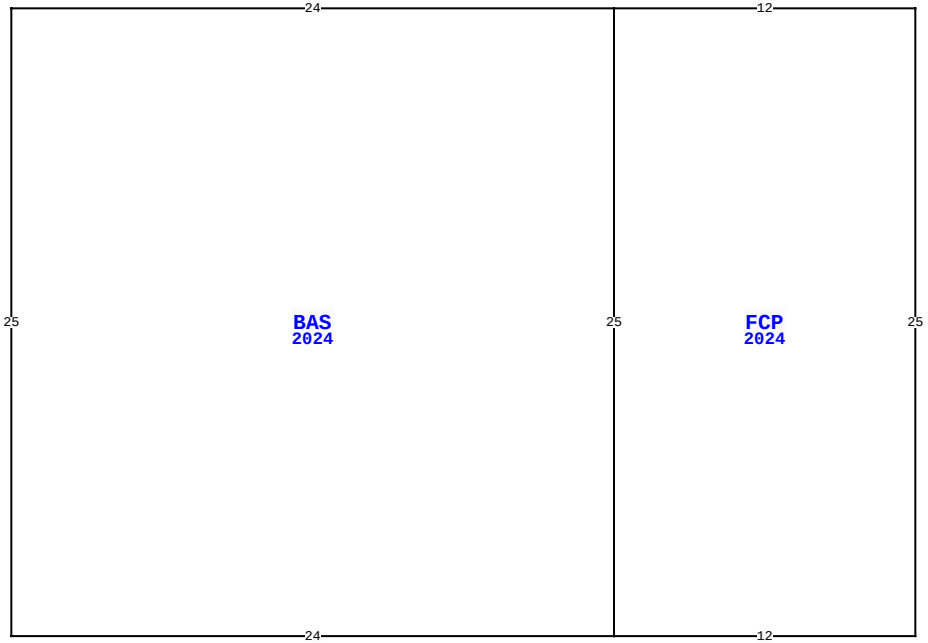
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2024	600	13,900
FCP	300	25	2024	75	1,737
TOTALS	900			675	15,637

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	23.40	15,795	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 600 HX Base Yr 2025



613675 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		390,065
TOTAL MARKET OB/XF VALUE		3,900
TOTAL LAND VALUE - MARKET		102,815
TOTAL MARKET VALUE		496,780
SOH/AGL Deduction		0
ASSESSED VALUE		496,780
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		446,058
TOTAL JUST VALUE		496,780
NCON VALUE		378,328
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

REVIEW DATE 04/29/2024 BY WW Total Acres: 7.17 Total Land Value: 102,815 Market: 0 Agricultural: 0 Common: 102,815 PRINTED 07/30/2025 BY SYS