

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

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

2025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	1,508	15	2024	226	36,788
BAS	876	100	2024	876	142,595
BAS	960	100	2024	960	156,269
FGR	986	55	2024	542	88,227
FOP	320	30	2024	96	15,627
FOP	560	30	2024	168	27,347
FOP	560	30	2024	168	27,347
FST	30	55	2024	16	2,604
FST	30	55	2024	16	2,604
FST	66	55	2024	36	5,860

TOTALS 9,898 6,405,042,606

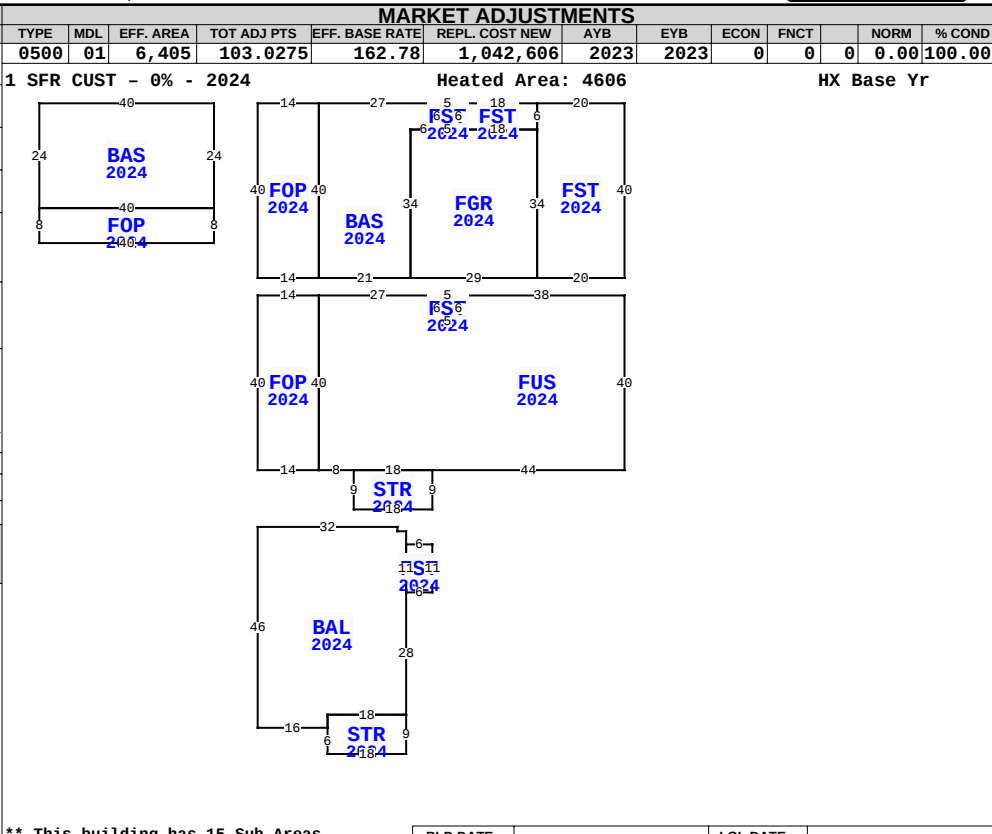
EXTRA FEATURES

L N	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	0803	ASPHALT C	0	0	0	0	13,620.00	SF	2.00	2.00	100	2024	2023		90	24,516	
2	0812	CONCRETE C	0	0	0	0	5,640.00	SF	4.00	4.00	100	2024	2023		100	22,560	
3	0681	POLE SHED	0	0	26	12	312.00	SF	15.00	15.00	100	2024	2023		98	4,586	
4	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	100	2024	2023		98	1,764	
5	0861	POOL GUNIT	0	0	0	0	955.00	SF	85.00	85.00	100	2024	2023		98	79,552	
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		97	4,850	
7	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	
8	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	2024	2023		97	3,492	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		OR	0.00	0.00	11.03	AC		1.00	1.00	0.65	15,500.00	10,075.00	111,127							

REVIEW DATE 01/04/2024 BY WW



** This building has 15 Sub-Areas

613896 RIVER RD, CALLAHAN

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

TOTAL OB/XF 151,520

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		OR	0.00	0.00	11.03	AC		1.00	1.00	0.65	15,500.00	10,075.00	111,127							

Total Acres: 11.03 Total Land Value: 111,127 Market: 0 Agricultural: 0 Common: 111,127

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE		1,042,606
TOTAL MARKET OB/XF VALUE		151,520
TOTAL LAND VALUE - MARKET		111,127
TOTAL MARKET VALUE		1,305,253
SOH/AGL Deduction		0
ASSESSED VALUE		1,305,253
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,305,253
TOTAL JUST VALUE		1,305,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,325,322

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

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 \$

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