LOT 11
DIXON FARMS OR 2368/1800

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

2025

27-2N-24-2281-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

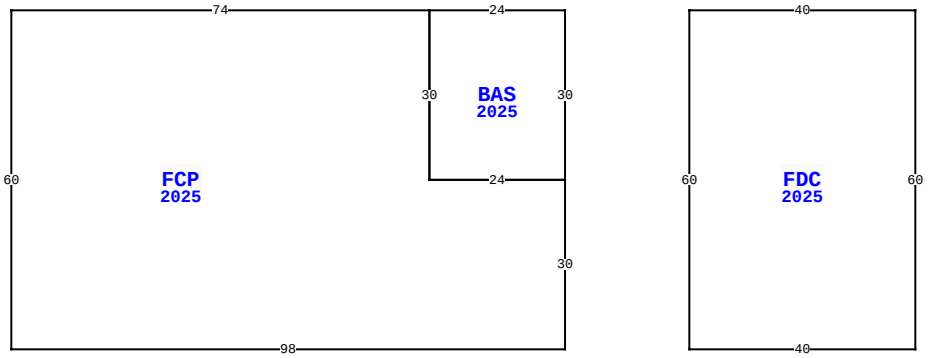
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2025	720	15,724
FCP	5,160	25	2025	1,290	28,172
FDC	2,400	35	2025	840	18,345
TOTALS	8,280			2,850	62,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,850	59.6160	22.06	62,871	2024	2024	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2025 Heated Area: 720 HX Base Yr



613924 RIVER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	62,242
TOTAL MARKET OB/XF VALUE	24,000
TOTAL LAND VALUE - MARKET	114,250
TOTAL MARKET VALUE	200,492
SOH/AGL Deduction	0
ASSESSED VALUE	200,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,492
TOTAL JUST VALUE	200,492
NCON VALUE	62,242
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BAS=[YR=2025;ORIG=58,0] W24 S30 E24 N30 $
FCP=[YR=2025;ORIG=34,0] W74 S60 E98 N30 W24 N30 $
FDC=[YR=2025;ORIG=80,0] E40 S60 W40 N60 $
.

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	0351	CARPORT MT	0	0	40	60	2,400.00	SF	10.00	10.00	100	2025	2024		100	24,000	

LAND DESCRIPTION

TOTAL OB/XF 24,000

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	0		OR	0.00	0.00	11.34	AC		1.00	1.00	0.65	15,500.00	10,075.00	114,250							

REVIEW DATE 07/28/2020 BY TW Total Acres: 11.34 Total Land Value: 114,250 Market: 0 Agricultural: 0 Common: 114,250 PRINTED 07/30/2025 BY SYS