LOT 8
DIXON FARMS OR 2368/1800
ESMT IN OR 2690/1180

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

2026

27-2N-24-2281-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

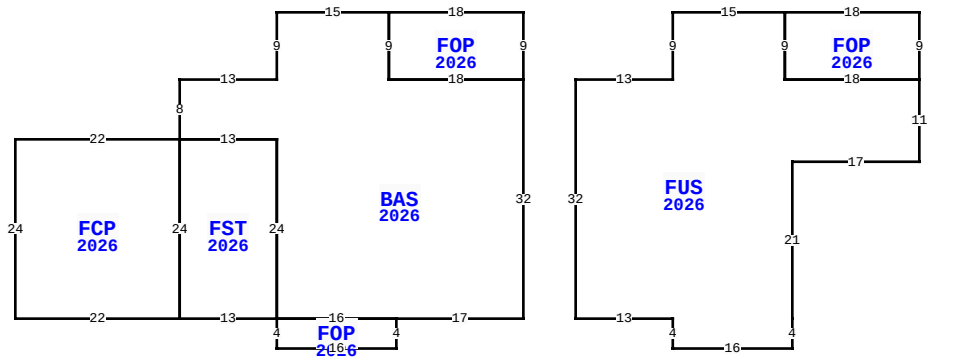
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,295	100	2026	1,295	301,411
FCP	528	25	2026	132	30,723
FOP	64	30	2026	19	4,422
FOP	162	30	2026	49	11,405
FOP	162	30	2026	49	11,405
FST	312	55	2026	172	40,033
FUS	1,314	100	2026	1,314	305,834
TOTALS	3,837			3,030	705,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,030	140.2080	232.75	705,232	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 2609 HX Base Yr



613788 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	733,874
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	106,680
TOTAL MARKET VALUE	842,554
SOH/AGL Deduction	0
ASSESSED VALUE	842,554
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	842,554
TOTAL JUST VALUE	842,554
NCON VALUE	735,874
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250005167	POOL RESI	95,000	05/13/2025
CO250002810	PRIVATE PROVIDER	480,656	03/21/2025
230012665	NEW SFR	463,964	10/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0308	9/06/2022	SW	Q	V	01	120,000
GRANTOR: HURSEY JASON S & JAME						
GRANTEE: DEFEE ANTHONY H & L						
2408/0551	11/09/2020	SW	Q	I	01	120,000
GRANTOR: RAYDIENT LLC						
GRANTEE: HURSEY JASON S & JA						

BUILDING NOTES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025	03	100	2,000	

BUILDING DIMENSIONS

FOP=[YR=2026;ORIG=45,19] E18 N9 W18 S9 $
FOP=[YR=2026;ORIG=30,51] E16 S4 W16 N4 $
FST=[YR=2026;ORIG=17,27] E13 S24 W13 N24 $
FOP=[YR=2026;ORIG=98,10] E18 S9 W18 N9 $
FCP=[YR=2026;ORIG=-5,27] E22 S24 W22 N24 $
BAS=[YR=2026;ORIG=63,19] W18 N9 W15 S9 W13 S8 E13 S24 E16 E17 N32 $
FUS=[YR=2026;ORIG=116,19] W18 N9 W15 S9 W13 S32 E13 S4 E16 N4 N21 E17 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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			5.08	AC		1.00	1.00	1.00	21,000.00	21,000.00	106,680							

REVIEW DATE 06/17/2026 BY WW Total Acres: 5.08 Total Land Value: 106,680 Market: 0 Agricultural: 0 Common: 106,680 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

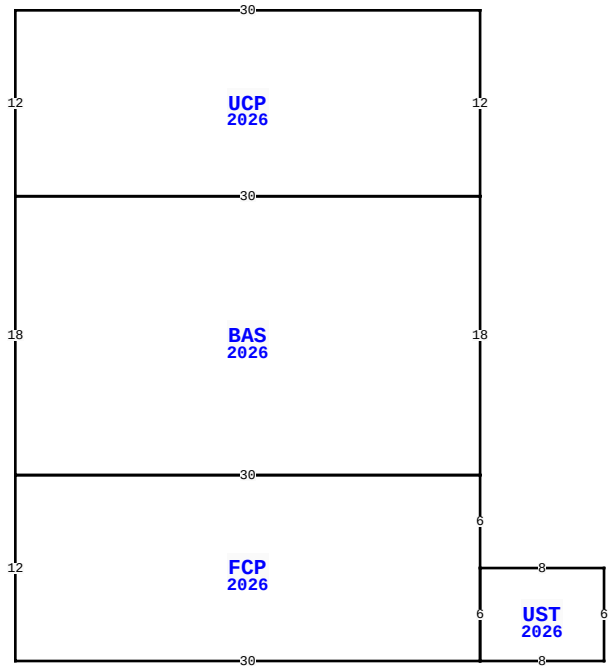
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06
DOR CODE	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	540	100	2026	540	21,362
FCP	360	25	2026	90	3,560
UCP	360	20	2026	72	2,848
UST	48	45	2026	22	870
TOTALS	1,308			724	28,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	724	102.4650	39.96	28,931	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 0% - 2026 Heated Area: 540 HX Base Yr



613788 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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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

NASSAU COUNTY PROPERTY

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GRANTOR: RAYDIENT LLC						
GRANTEE: HURSEY JASON S & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,22] E30 S18 W30 N18 $
UCP=[YR=2026;ORIG=50,22] E30 N12 W30 S12 $
FCP=[YR=2026;ORIG=50,52] E30 N6 N6 W30 S12 $
UST=[YR=2026;ORIG=80,52] E8 N6 W8 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/17/2026 BY WW Total Acres: 5.08 Total Land Value: 106,680 Market: 0 Agricultural: 0 Common: 106,680 PRINTED 07/09/2026 BY SYS