

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

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

2026

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

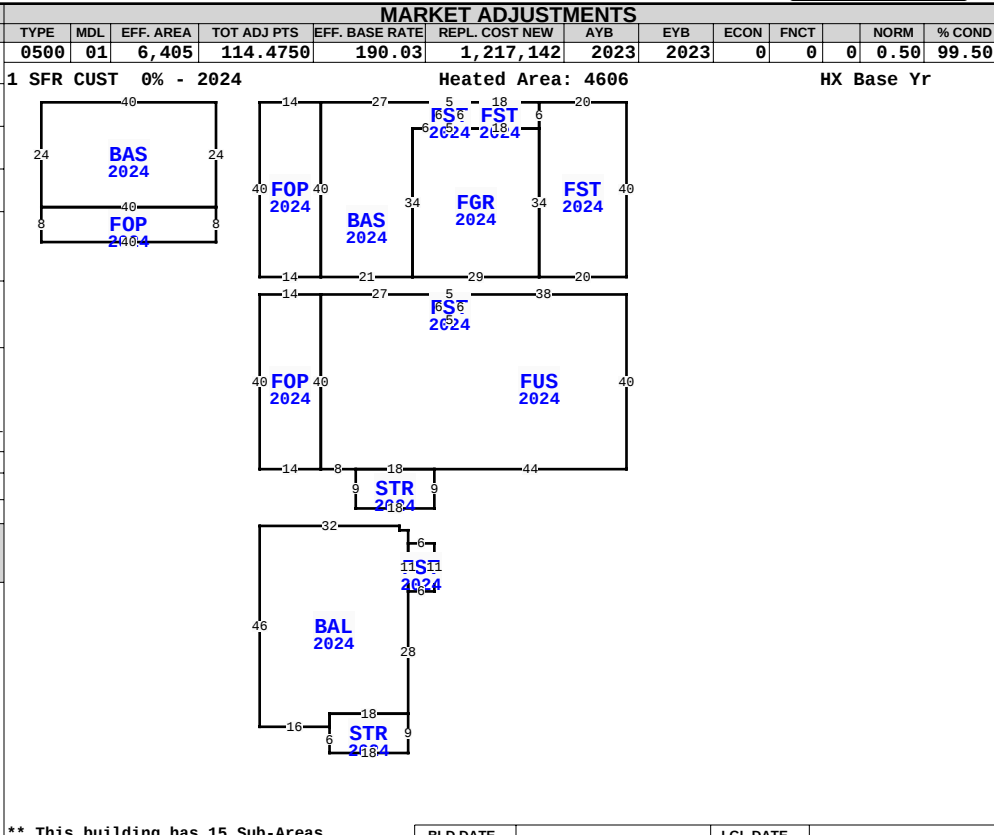
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	1,508	15	2024	226	42,732
BAS	876	100	2024	876	165,634
BAS	960	100	2024	960	181,517
FGR	986	55	2024	542	102,481
FOP	320	30	2024	96	18,152
FOP	560	30	2024	168	31,765
FOP	560	30	2024	168	31,765
FST	30	55	2024	16	3,025
FST	30	55	2024	16	3,025
FST	66	55	2024	36	6,807
TOTALS	9,898			6,405	211,056

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
3	0681	POLE SHED	0	0	26	12	312.00	SF	15.00	15.00	100	2024	2023	03	95	4,446	
4	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	100	2024	2023	03	95	1,710	
5	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2024	2023	05	100	60,000	
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023	03	93	4,650	
7	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023	03	100	10,200	
8	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	2024	2023	03	93	3,348	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	009530	C



** This building has 15 Sub-Areas

613896 RIVER RD, CALLAHAN

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

TOTAL OB/XF		
84,354		

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				1,211,056			
TOTAL MARKET OB/XF VALUE				84,354			
TOTAL LAND VALUE - MARKET				173,010			
TOTAL MARKET VALUE				1,468,420			
SOH/AGL Deduction				30,142			
ASSESSED VALUE				1,438,278			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				1,438,278			
TOTAL JUST VALUE				1,468,420			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				1,305,253			