



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8009.00	

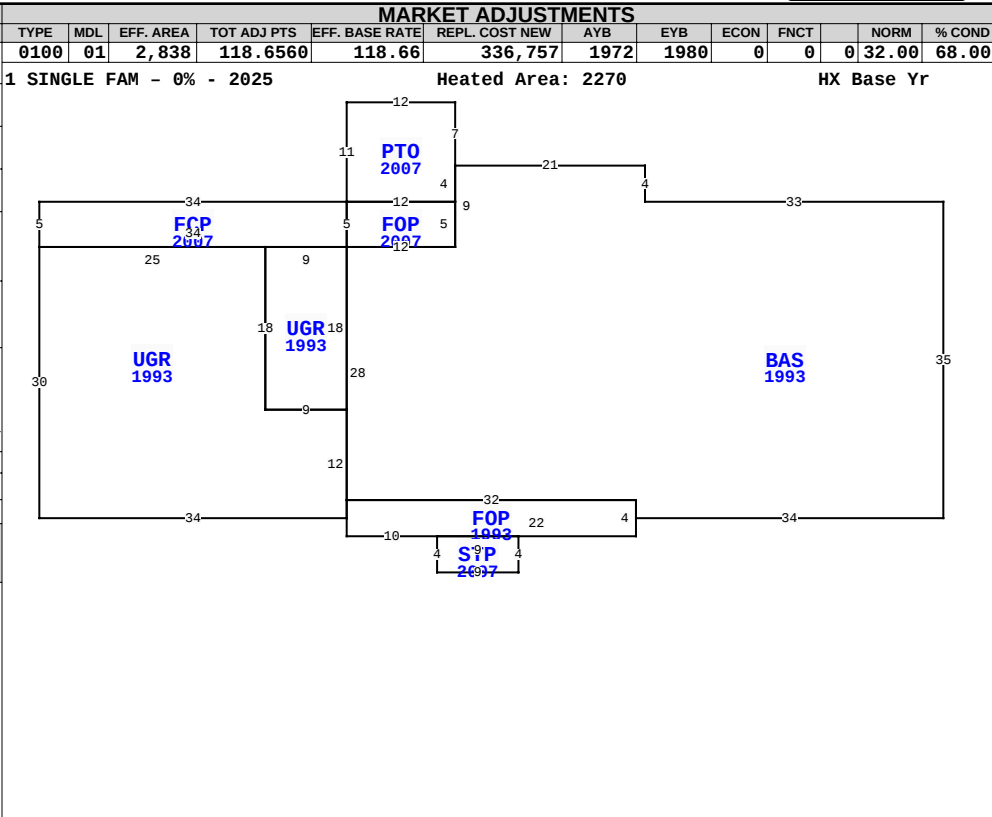
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,270	100	1993	2,270	183,163
FCP	170	25	2007	42	3,389
FOP	128	30	1993	38	3,066
FOP	60	30	2007	18	1,452
PTO	132	5	2007	7	565
STP	36	10	2007	4	323
UGR	162	45	1993	73	5,890
UGR	858	45	1993	386	31,146

TOTALS	3,816			2,838	228,995
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	7,565.00	SF	4.00
3	0940	SHEDS/PORT	0	0	12	28	336.00	SF	20.10
4	0940	SHEDS/PORT	0	0	16	20	320.00	SF	20.10
5	0820	WOOD WALK	0	0	14	14	196.00	SF	11.75
6	0820	WOOD WALK	0	0	6	15	90.00	SF	11.75
7	0825	BRICK	0	0	0	0	91.00	SF	12.50
8	0825	BRICK	0	0	0	0	30.00	SF	12.50
9	0940	SHEDS/PORT	0	0	11	21	231.00	SF	20.10
10	0681	POLE SHED	0	0	9	21	189.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.50
4	005970	A	AGRICULTURAL	0		OR	0.00	0.00	1.50
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	23.00

REVIEW DATE	05/18/2020	BY	KBA	Total Acres:	25.00	Total Land Value:	75,270	Market:	333,500	Agricultural:	5,270	Common:	70,000	PRINTED 07/30/2025 BY	SY
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BLD DATE	07/02/2008	JW	LGL DATE		
XF DATE	07/02/2008	JW	LAND DATE	05/09/2025	MLU
INC DATE			AG DATE	03/20/2025	KBA

TOTAL OB/XF									
27,867									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.50
4	005970	A	AGRICULTURAL	0		OR	0.00	0.00	1.50
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	228,995		
TOTAL MARKET OB/XF VALUE	29,271		
TOTAL LAND VALUE - MARKET	403,500		
TOTAL MARKET VALUE	333,536		
SOH/AGL Deduction	0		
ASSESSED VALUE	333,536		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	333,536		
TOTAL JUST VALUE	661,766		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	641,125		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2799/161	6/30/2025	WD	Q	I	01
GRANTOR: ALSAIDI SHERI					SALE PRICE
GRANTEE: THIRION KEVIN & MIC					
2782/972	4/16/2025	LE	U	I	11
GRANTOR: ALSAIDI SHERI					100
GRANTEE: REAGAN GEORGE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W33 N4 W21 PTO=[YR=2007] N7 W12 S11									
FCP=[YR=2007] W34 S5 UGR=[YR=1993] S30 E34 FOP=[YR=1993] S2									
E10 STP=[YR=2007] S4 E9 N4 W9\$ E22 N4 W32 S2\$ N12									
UGR=[YR=1993] N18 W9 S18 E9\$ W9 N18 W25\$ E34 N5\$									
FOP=[YR=2007] S5 E12 N5 W12\$ E12 N4\$ S9 W12 S28 E32 S2 E34									
N35\$.									

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27,867									
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THIRION KEVIN & MICHELLE
45177 STRATTON RD
CALLAHAN, FL 32011

2025

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