IN OR 2799/161
EX R/W IN OR 111 PG 654

THIRION KEVIN & MICHELLE
45177 STRATTON RD
CALLAHAN, FL 32011

2026

47-2N-25-0000-0008-0060

BUILDING CHARACTERISTICS

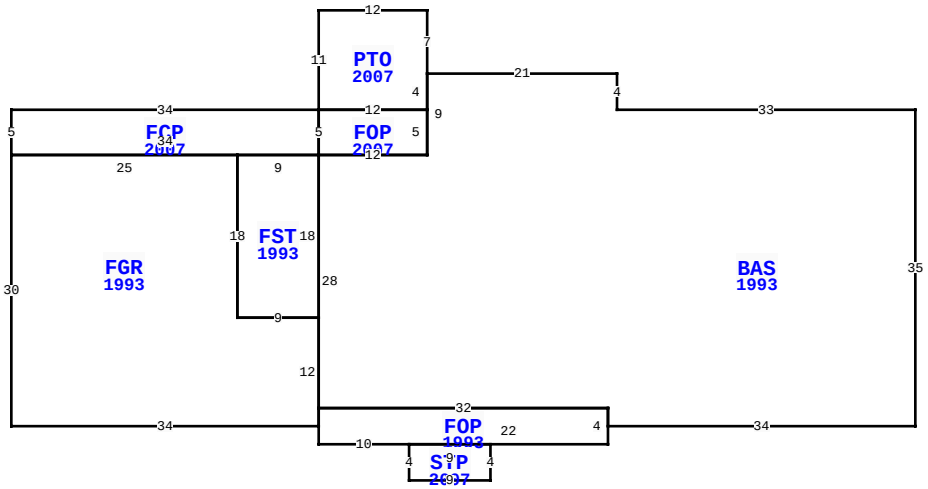
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	277,018
FCP	170	25	2007	42	5,126
FGR	858	55	1993	472	57,600
FOP	128	30	1993	38	4,637
FOP	60	30	2007	18	2,196
FST	162	55	1993	89	10,861
PTO	132	5	2007	7	854
STP	36	10	2007	4	488
TOTALS	3,816			2,940	358,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,940	138.2599	192.18	565,009	1972	1972	0	0	0	36.50	63.50

1 SNGL FAM 100% - 2026 Heated Area: 2270 HX Base Yr 2026



45177 STRATTON RD, CALLAHAN

BLD DATE	07/02/2008 JW	LGL DATE	
XF DATE	07/02/2008 JW	LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
11	0350	CARPORT WD	0	100	50	27	1,350.00	SF	13.00	13.00	100	1972	1972	3	20	3,510	
12	0920	CWALL-WD/M	0	100	0	0	188.00	LF	390.00	390.00	100	2026	1990	03	20	14,664	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	358,781
TOTAL MARKET OB/XF VALUE	19,644
TOTAL LAND VALUE - MARKET	164,000
TOTAL MARKET VALUE	542,425
SOH/AGL Deduction	126,702
ASSESSED VALUE	415,723
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	364,312
TOTAL JUST VALUE	542,425
NCON VALUE	37,246
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	661,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/161	6/30/2025	WD	Q	I	01	660,000
GRANTOR: ALSAIDI SHERI						
GRANTEE: THIRION KEVIN & MIC						
2782/972	4/16/2025	LE	U	I	11	100
GRANTOR: ALSAIDI SHERI						
GRANTEE: REAGAN GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[YR=1993;ORIG=0,0] W33 N4 W21 S9 W12 S28 E32 S2 E34 N35 $
FGR=[YR=1993;ORIG=-100,5] S30 E34 N12 W9 N18 W25 $
FCP=[YR=2007;ORIG=-66,0] W34 S5 E34 N5 $
FST=[YR=1993;ORIG=-66,23] N18 W9 S18 E9 $
PTO=[YR=2007;ORIG=-54,-4] N7 W12 S11 E12 N4 $
FOP=[YR=1993;ORIG=-66,35] S2 E10 E22 N4 W32 S2 $
FOP=[YR=2007;ORIG=-66,0] S5 E12 N5 W12 $
STP=[YR=2007;ORIG=-56,37] S4 E9 N4 W9 $
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LAND DESCRIPTION

TOTAL OB/XF 19,644

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	100	0006	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	146,000							
2	009605	C	WETLANDS	100		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	13,000							
3	009530	C	POND	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 25.00 Total Land Value: 164,000 Market: 0 Agricultural: 0 Common: 164,000 PRINTED 07/09/2026 BY SYS