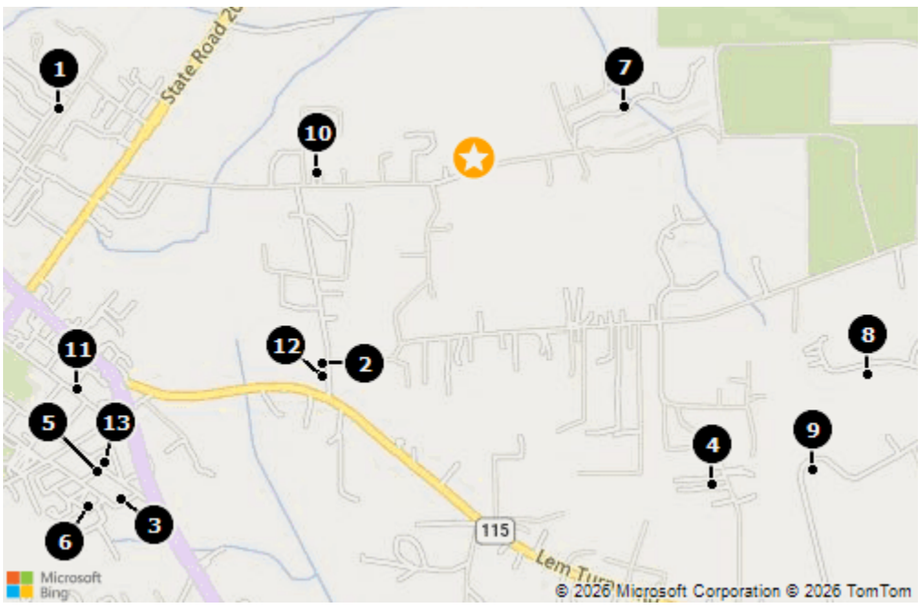
ICE SiteX Report

OrderID: 98472205

SiteX Property Information Report



Subject Property Location

45215 STRATTON RD, CALLAHAN, FL 32011-6023

County:	**NASSAU FL**	Census Tract:	120890505.062006
Property Use:	Single Family Residential	Zoning:	RSF-1
Parcel Number:	47-2N-25-501C-0004-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$893,000**	FSD:	18	Common Confidence Score:	40
Value Range:	$732,260 - $1,053,740	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	006
Assd Land Value:		Market Land Value:	$60,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$743,188	Total Taxable Value:	$4,833
Total Assessed Value:	$355,140	Total Assessor Market Value:	$803,188	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 Subdivision: COUNTRYSIDE EST Map Ref: MAP 3D/21 Sec/Twnship/Range: SEC 47 TWN 02N RNG 25E

Abbreviated Description:	LOT 4 IN OR 729 PG 326 COUNTRYSIDE EST PB 5/241
City/Muni/Twp:	DRAINAGE DIST

Property Characteristics

Lot Size:	43,400 SF	Bedrooms:	4	Pool:	Pool/Spa
Building Area:	4903 SF	Baths:	3.5	Fireplace:	Yes
Year Built:	1997	Partial Baths:		Type Const:	Wood
Number of Buildings:	2	Number of Rooms:		Ext Walls:	Veneer
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/12/2017	Sales Price:	N/A
Document #:	201717193 BK-PG 1477-598	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/24/2015	Sales Price:	$165,000
Document #:	201518093 BK-PG 1067-0800	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/18/2012	Sales Price:	$165,000
Document #:	201232966 BK-PG 1067-0800	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/13/2011	Sales Price:	$150,000
Document #:	201124693 BK-PG 1477-0598	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	03/05/2007	Sales Price:	N/A
Document #:	200707412 BK-PG 1372-0617	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/07/2007	Loan Amount:	N/A
Document #:	200704463 BK-PG 1477-0598	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 4 Subdivision: COUNTRYSIDE ESTATES

Mortgage Record

Recording Date:	12/07/2005	Loan Amount:	N/A
Document #:	200546424 BK-PG 1372-0617	Loan Type:	Unknown
TD Due Date:	10/30/2020	Type Finance:	

Legal Description:
Lot: 4 Subdivision: COUNTRYSIDE ESTATES

Prior Transfer

Recording Date:	12/01/2005	Sales Price:	$47,000
Document #:	200545600 BK-PG 01114-0438	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/19/2003	Loan Amount:	N/A
Document #:	200304551 BK-PG 1114-0438	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 4 Subdivision: COUNTRYSIDE ESTATES

Mortgage Record

Recording Date:	07/09/2002	Loan Amount:	N/A
Document #:	200222883 BK-PG 1067-0800	Loan Type:	Unknown
TD Due Date:	08/01/2032	Type Finance:	

Legal Description:
Lot: 4 Subdivision: COUNTRYSIDE ESTATES

Prior Transfer

Recording Date:	05/08/1995	Sales Price:	$28,500
Document #:	BK-PG 729 -326	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 4 Subdivision: COUNTRYSIDE EST Map Ref: MAP 3D/21 Sec/Twnship/Range: SEC 47 TWN 02N RNG 25E
Abbreviated Description: LOT 4 IN OR 729 PG 326 COUNTRYSIDE EST PB 5/241
City/Muni/Twp: DRAINAGE DIST

Prior Transfer

Recording Date:	03/25/1994	Sales Price:	$24,500
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,926,500	Median # of Bedrooms	3
Median Lot Size	27,878 SF	Median # of Baths	2
Median Living Area	2,109 SF	Median Year Built	1995
Price Range - 2 Yrs	$100,000 to $500,000	Age Range	3 years to 126 years
Median Value	$265,000	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.16Mi.	**45168 INGLEHAM CIR** **CALLAHAN, FL 32011-3791**	07/10/2026	$356,000	$161	2198	/4/2	2007	11,740 SF	
	APN: 51-2N-25-015A-0098-0000 Document #: 202645021027 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 98 Subdivision: AMHURST OAKS MapRef: MB 7 PG 180-182 Abbreviated Description: Lot:98 Subdivision:AMHURST OAKS Map Ref:MB 7 PG 180-182									
2	.72Mi.	**45101 HODGES RD** **CALLAHAN, FL 32011-5054**	06/18/2026	$225,000	$109	2062	/2/2	1965	27,878 SF	
	APN: 28-2N-25-3080-0009-0030 Document #: 202645018607 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: S28T02NR25E Abbreviated Description: Sec/Twnship/Range:S28T02NR25E									
3	1.37Mi.	**45025 MAHONEY ST** **CALLAHAN, FL 32011-3932**	06/04/2026	$265,000	$234	1128	/3/2	2003	8,500 SF	
	APN: 49-2N-25-4140-0024-0010 Document #: 202645016951 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: MCARTHURS ADDITION MapRef: MB 3 PG 16 Abbreviated Description: Lot:24 Subdivision:MCARTHURS ADDITION Map Ref:MB 3 PG 16									
4	1.11Mi.	**54413 MARSH RD** **CALLAHAN, FL 32011-4578**	04/27/2026	$380,000	$228	1661	/3/2	1995	124,582 SF	
	APN: 27-2N-25-0000-0005-0010 Document #: 202645012476									

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Land Lot: 4 Sec/Twnship/Range: S27T02NR25E Abbreviated Description: Land Lot:4 Sec/Twnship/Range:S27T02NR25E

5	1.38Mi.	**45097 MICKLER ST** **CALLAHAN, FL 32011-3954**	04/21/2026	$100,000	$150	663	/2/1	1940	14,364 SF

APN: 49-2N-25-4140-0007-0000 Document #: 202645011760
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: MCARTHURS ADDITION MapRef: MB 3 PG 16 Abbreviated Description: Lot:7 Subdivision:MCARTHURS ADDITION Map Ref:MB 3 PG 16City/Muni/Twp:CALLAHAN City/Muni/Twp: CALLAHAN

6	1.45Mi.	**45052 ROBINWOOD CIR** **CALLAHAN, FL 32011-3976**	04/13/2026	$268,000	$206	1297	/3/2	1997	7,500 SF

APN: 49-2N-25-4150-000B-0260 Document #: 202645010786
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26 Block: B Subdivision: ROBINWOOD ESTATES MapRef: MB 5 PG 333 Abbreviated Description: Lot:26 Block:B Subdivision:ROBINWOOD ESTATES Map Ref:MB 5 PG 333

7	.44Mi.	**45196 AMERICAN DREAM DR** **CALLAHAN, FL 32011-5098**	04/08/2026	$463,500	$213	2175	/3/2.5	2023	43,560 SF

APN: 22-2N-25-1460-0005-0000 Document #: 202645010394
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: NORTH DEERWOOD ESTATES MapRef: MB 6 PG 173-174 Abbreviated Description: Lot:5 Subdivision:NORTH DEERWOOD ESTATES Map Ref:MB 6 PG 173-174

8	1.27Mi.	**55214 YELLOW JACKET DR** **CALLAHAN, FL 32011-8533**	02/23/2026	$490,000	$186	2631	/4/2.5	2000	61,289 SF

APN: 46-2N-25-197C-0011-0100 Document #: 202645005201
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 11 Subdivision: SPRING LAKE ESTATES OF NASSAU COUNTY UNIT III MapRef: MB 5 PG 198&199 Abbreviated Description: Lot:10 Block:11 Subdivision:SPRING LAKE ESTATES OF NASSAU COUNTY UNIT III Map Ref:MB 5 PG 198&199

9	1.28Mi.	**54262 SPRING LAKE DR** **CALLAHAN, FL 32011-8574**	12/30/2025	$500,000	$237	2109	/3/2	2000	48,700 SF

APN: 46-2N-25-197A-0001-0010 Document #: 202545038835
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: SPRING LAKE ESTATES Legal Unit: I MapRef: MB 5 PG 183 Abbreviated Description: Lot:1 Block:1 Subdivision:SPRING LAKE ESTATES Legal Unit:I Map Ref:MB 5 PG 183

10	.45Mi.	**45121 STRATTON RD** **CALLAHAN, FL 32011-5080**	12/29/2025	$238,000	$88	2681	/4/3	1957	114,128 SF

APN: 28-2N-25-3060-0049-0030 Document #: 202545038604
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: EAST CALLAHAN MapRef: MB 1 PG 2 Abbreviated Description: Lot:29 Subdivision:EAST CALLAHAN Map Ref:MB 1 PG 2

11	1.28Mi.	**45134 BOOTH ST** **CALLAHAN, FL 32011-7927**	12/12/2025	$120,000	$55	2172	/4/2	1900	11,064 SF

APN: 29-2N-25-3160-0004-0060 Document #: 202545037449
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3&6 Block: 4 Subdivision: E H HADDOCKS ADDITION MapRef: MB 39 PG 362 Abbreviated Description: Lot:3&6 Block:4 Subdivision:E H HADDOCKS ADDITION Map Ref:MB 39 PG 362City/Muni/Twp:CALLAHAN City/Muni/Twp: CALLAHAN

12	.76Mi.	**45071 HODGES RD** **CALLAHAN, FL 32011-**	12/01/2025	$258,000	$121	2116	/3/2	1962	68,825 SF

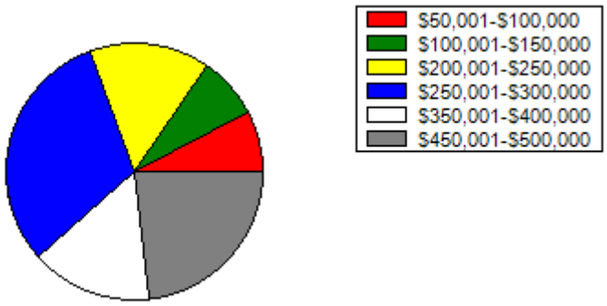
APN: 28-2N-25-3080-0009-0020 Document #: 202545036052
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: W H BRANDIES AND H L PICKETTS SUBDIVISION MapRef: MB 1 PG 4 Abbreviated Description: Lot:9 Subdivision:W H BRANDIES AND H L PICKETTS SUBDIVISION Map Ref:MB 1 PG 4

13	1.34Mi.	**45094 MICKLER ST** **CALLAHAN, FL 32011-7921**	11/04/2025	$263,000	$141	1854	/3/3	1961	11,125 SF

APN: 49-2N-25-4120-0006-0000 Document #: 202545033528
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: PINEY POINT MapRef: MB 22 PG 549 Abbreviated Description: Lot:6 Subdivision:PINEY POINT Map Ref:MB 22 PG 549

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**45215 STRATTON RD**	**05/08/1995**	$803,188	$355,140	4,903	/4/3.5	1997	43,400 SF	Pool/ Spa
.02Mi.	**45211 STRATTON RD**	**10/03/2018**	$377,185	$231,687	1,920	/3/2.5	1992	43,400 SF	Yes
.03Mi.	**45221 STRATTON RD**	**08/29/1990**	$361,523	$147,995	2,087	/4/2	1991	32,760 SF	
.05Mi.	**45205 STRATTON RD**	**11/02/1998**	$425,885	$179,720	2,386	/3/2	1993	43,400 SF	
.05Mi.	**45227 STRATTON RD**	**11/14/2017**	$451,635	$447,794	2,445	/3/3.5	1996	36,400 SF	
.06Mi.	**45220 STRATTON RD**	**04/18/2016**	$326,198	$172,964	2,256	/3/2.5	1935	31,362 SF	
.07Mi.	**45212 STRATTON RD**	**10/27/1998**	$412,301	$181,281	1,902	/3/2	2001	41,541 SF	
.08Mi.	**45231 STRATTON RD**	**09/08/1993**	$478,124	$204,410	2,235	/3/2.5	2005	32,500 SF	Yes
.08Mi.	**45199 STRATTON RD**	**01/27/1994**	$484,565	$219,425	2,299	/4/3	2004	2 SF	Yes
.1Mi.	**45226 STRATTON RD**	**02/04/2021**	$456,847	$394,917	2,151	/4/2.5	2022	2 SF	
.1Mi.	**45235 STRATTON RD**	**06/09/2025**	$463,706	$198,806	2,318	/4/3	1993	37,700 SF	Yes
.13Mi.	**45434 CIRCLE DR**	**03/01/2024**	$519,868	$519,868	3,067	/4/3	1974	6 SF	
.13Mi.	**45240 STRATTON RD**	**11/12/2020**	$502,694	$277,115	2,047	/3/2.5	2000	1 SF	Yes
.14Mi.	**45245 STRATTON RD**	**09/28/2004**	$460,882	$192,903	2,089	/3/2	1989	1 SF	Yes
.16Mi.	**45246 STRATTON RD**	**09/08/2021**	$545,964	$522,691	2,710	/4/2.5	1999	1 SF	Yes
.17Mi.	**45184 STRATTON RD**	**03/12/2018**	$487,096	$353,292	3,353	/5/3	1988	1 SF	Yes

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	42.5 years old	Households:	7,548
Median Household Income:	$74,213	Households w/Family:	77%
Household Income Per Capita:	$32,598	Households w/Family Married:	62%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Nassau County School District	Students:	12,575
Number of Schools:	22	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.41Mi.	**Callahan Elementary School** Number of Students: 614 Student-Teacher Ratio: 14.62	NA	Public	KG - 2
4.58Mi.	**Callahan Intermediate School** Number of Students: 586 Student-Teacher Ratio: 16.28	A	Public	3 - 5
1.57Mi.	**West Nassau County High School** Number of Students: 923 Student-Teacher Ratio: 19.64 Advanced Placement: Yes	B	Public	9 - 12
1.86Mi.	**Callahan Middle School** Number of Students: 704 Student-Teacher Ratio: 16.76	A	Public	6 - 8

Flood Report

The Subject Property of **45215 STRATTON RD, CALLAHAN, FL 32011-6023** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	93%	SIMILAR
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	83%	LOWER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	60%	NOTABLY LOWER
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	113%	HIGHER
OVERALL	89%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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