IN OR 2669/1759
(EX FPL R/W OR 281/524)
EX 104-1

KELLEY BRIONNA LEEANN & BROCK MACKAY
45139 STRAWBERRY LN
CALLAHAN, FL 32011

2026

19-2N-25-0000-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

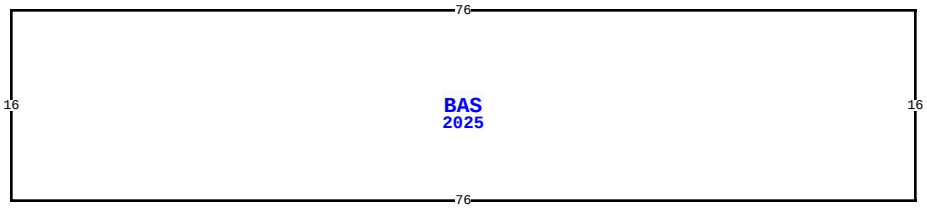
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2025	1,216	123,730
TOTALS	1,216			1,216	123,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	114.2000	102.78	124,980	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2025 Heated Area: 1216 HX Base Yr 2025



45139 STRAWBERRY LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		123,730
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		58,400
TOTAL MARKET VALUE		182,130
SOH/AGL Deduction		21,634
ASSESSED VALUE		160,496
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,085
TOTAL JUST VALUE		182,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005552	REPLACEMENT SINGL	0	05/08/2024
MH230014135	MOBILE HOME	0	11/02/2023
8479	MH MOVE-ON	3,500	03/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/1759	9/15/2023	WD	Q	I	01	48,000
GRANTOR: SPEARS POLLY E						
GRANTEE: KELLEY BRIONNA LEEA						
2368/1777	6/02/2020	QC	U	I	11	100
GRANTOR: SIMS ERNEST B HEIR OF						
GRANTEE: SPEARS POLLY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,20] E76 S16 W76 N16 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	OR	0.00	0.00	1.46	AC		1.00	1.00	0.80	50,000.00	40,000.00	58,400							

REVIEW DATE 07/17/2024 BY TW Total Acres: 1.46 Total Land Value: 58,400 Market: 0 Agricultural: 0 Common: 58,400 PRINTED 07/09/2026 BY SYS