PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2534/1859
UTIL ESMT IN 942/1088

MCCLELLAN JOHN & ANGELA
86379 PAGES DAIRY RD
YULEE, FL 32097

2023

51-3N-27-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

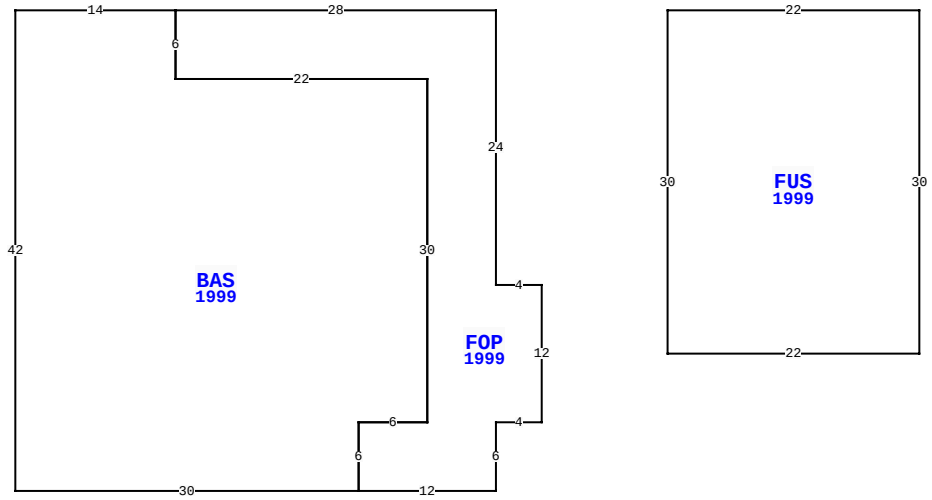
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	142,785
FOP	468	30	140	14,874
FUS	660	100	660	70,118
TOTALS	2,472		2,144	227,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	132.2706	119.37	255,929	1999	1999	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2004 HX Base Yr 2023



86379 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,777
TOTAL MARKET OB/XF VALUE		29,741
TOTAL LAND VALUE - MARKET		324,800
TOTAL MARKET VALUE		582,318
SOH/AGL Deduction		87,780
ASSESSED VALUE		494,538
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		444,538
TOTAL JUST VALUE		582,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004498	24X60 POLE BARN	47,865	04/06/2023
22004511	NEW CONSTR	483,116	03/23/2022
E07341	CHNGE SRVC	0	09/01/2000
B995925	NEW CONSTR	94,000	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/1859	1/07/2022	TD	U	I	11	100
GRANTOR: PAGE DAVID PEYTON REV						
GRANTEE: MCCLELLAN JOHN & AN						
2529/0773	1/07/2022	TD	U	I	11	100
GRANTOR: PAGE DAVID PEYTON JR						
GRANTEE: MCCLELLAN JOHN & AN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1999] W28 BAS=[YR=1999] W14 S42 E30 N6 E6 N30 W22 N6 $ S6 E22 S30 W6 S6 E12 N6 E4 N12 W4 N24 $ PTR= E15
FUS=[YR=1999] E22 S30 W22 N30 $ W15 $.

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	0810	CONCRETE A	0	100	30	20	600.00	SF	6.50	6.50	100	1999	1999	3	79	3,081	
2	0810	CONCRETE A	0	100	0	0	298.00	SF	6.50	6.50	100	1999	1999	3	79	1,530	
3	0937	WELL	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	12,000	
4	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	1980	1980	3	20	576	
5	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
7	0803	ASPHALT C	0	100	0	0	9,195.00	SF	2.00	2.00	100	2007	2007	3	62	11,402	

LAND DESCRIPTION

TOTAL OB/XF 29,741

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	SFR	100	0006	RS-2	0.00	0.00	4.06	AC		1.00	1.00	1.00	80,000.00	80,000.00	324,800							

REVIEW DATE 04/25/2023 BY NW Total Acres: 4.06 Total Land Value: 324,800 Market: 0 Agricultural: 0 Common: 324,800 PRINTED 08/02/2023 BY SYS