IN DB 46/83 (LESS 8A) &
IN OR 2206/448
1984 CATA SW/MH

MCCLELLAN MICHAEL F/MCCLELLAN GARY E EST
86072 PAGES DAIRY ROAD
YULEE, FL 32097

2023

51-3N-27-0000-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

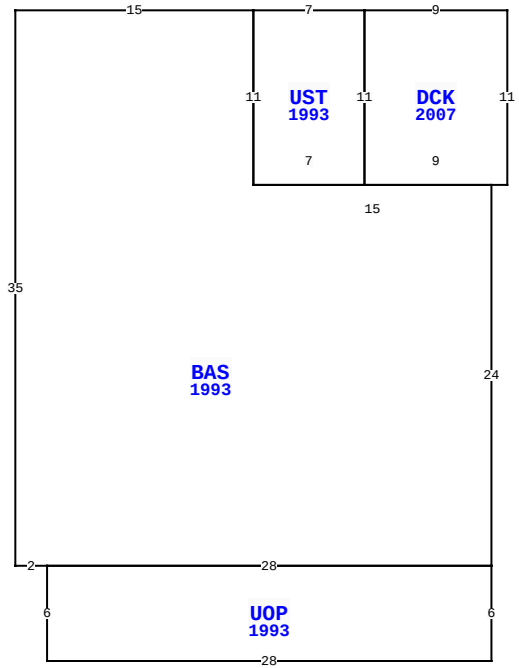
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	885	100	885	32,042
DCK	99	10	10	362
UOP	168	20	34	1,231
UST	77	45	35	1,267
TOTALS	1,229		964	34,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	964	71.0000	64.08	61,773	1900	1950	0	0	0	43.50	56.50

1 SINGLE FAM – 50% - 2007 Heated Area: 885 HX Base Yr 2007



86072 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		51,298
TOTAL MARKET OB/XF VALUE		10,298
TOTAL LAND VALUE - MARKET		189,600
TOTAL MARKET VALUE		251,196
SOH/AGL Deduction		136,507
ASSESSED VALUE		114,689
TOTAL EXEMPTION VALUE	HA HAB WR	30,000
BASE TAXABLE VALUE		84,689
TOTAL JUST VALUE		251,196
NCON VALUE		3,960
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2206/0448	6/14/2018	FJ	U	I	11	0

GRANTOR: MCCLELLAN MARVIN L ES
GRANTEE: MCCLELLAN GARY E &

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W9 UST=[YR=1993] W7 BAS=[YR=1993] W15 S35 E2 UOP=[YR=1993] S6 E28 N6 W28$ E28 N24 W15 N11$ S11 E7 N11$ S11 E9 N11$.

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
2	0810	CONCRETE A	0	50	4	5	20.00	SF	6.50	6.50	100	1986	1986	3	52	68	
3	0510	GARAGE WD-	0	50	24	10	240.00	SF	35.00	35.00	100	1987	1987	3	20	1,680	
5	0510	GARAGE WD-	0	50	31	25	775.00	SF	17.50	17.50	100	2000	2000	3	29	3,933	
6	1242	WD DECK A	0	50	0	0	140.00	SF	10.00	10.00	100	2006	2006	3	31	434	
7	1242	WD DECK A	0	50	0	0	72.00	SF	10.00	10.00	100	2006	2006	3	31	223	
8	0351	CARPORT MT	0	50	22	18	396.00	SF	10.00	10.00	100	2022	2022	3	100	3,960	

LAND DESCRIPTION

TOTAL OB/XF 10,298

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	000115	C	SFR ACRES	50		RS-2	0.00	0.00	2.37	AC		1.00	1.00	1.00	80,000.00	80,000.00	189,600							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 2.37 Total Land Value: 189,600 Market: 0 Agricultural: 0 Common: 189,600 PRINTED 08/02/2023 BY SYS

IN DB 46/83 (LESS 8A) &
IN OR 2206/448
1984 CATA SW/MH

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YULEE, FL 32097

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 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
Quality	03	Quality Level 03

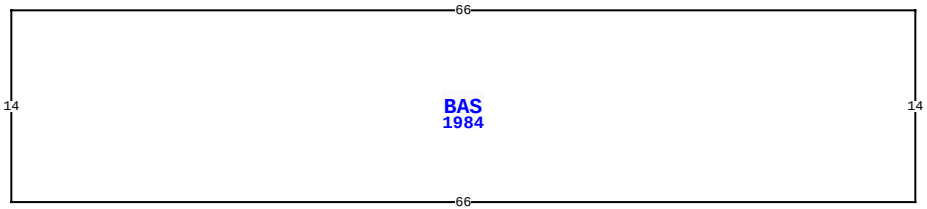
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	16,397
TOTALS	924		924	16,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	91.0000	59.15	54,655	1984	1984	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2007 Heated Area: 924 HX Base Yr 2007



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GRANTOR: MCCLELLAN MARVIN L ES
GRANTEE: MCCLELLAN GARY E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1984] W66 S14 E66 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/30/2023 BY NWA Total Acres: 2.37 Total Land Value: 189,600 Market: 0 Agricultural: 0 Common: 189,600 PRINTED 08/02/2023 BY SYS