PT JOHN BELLANY GRANT
SEC 44-3N-26E & GOVT LOT 6 &
PT GOVT LOT 5 & PT NE1/4 OF

MCCLOSKEY LYNN O & JAMES W JOINT TRUST/MCCLOSKEY L
900 S HANLEY ROAD # 1C
CLAYTON, MO 63105

2024

05-3N-26-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

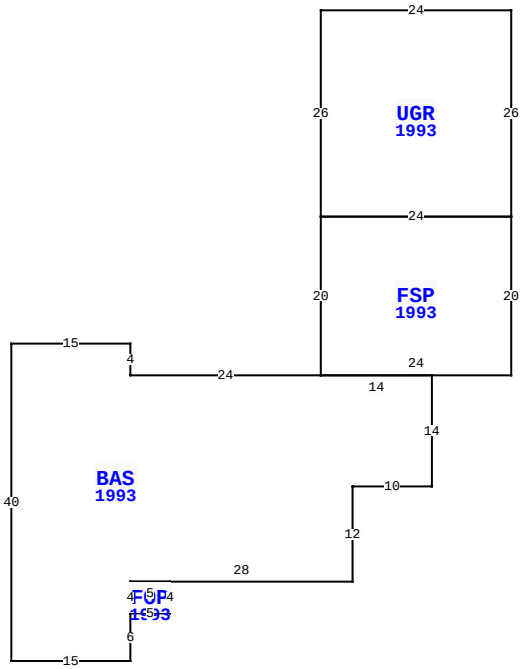
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,468	100	1,468	103,709
FOP	20	30	6	424
FSP	480	40	192	13,564
UGR	624	45	281	19,852
TOTALS	2,592		1,947	137,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,947	107.0000	101.65	197,913	1908	1930	0	0	0	30.50	69.50

1 SINGLE FAM – 0% - 0 Heated Area: 1468 HX Base Yr



67127 OWENS FARM RD, YULEE

BLD DATE	02/06/2015 MCMF	LGL DATE	
XF DATE		LAND DATE	12/15/2022 DCA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		137,550
TOTAL MARKET OB/XF VALUE		6,989
TOTAL LAND VALUE - MARKET		1,290,002
TOTAL MARKET VALUE		409,406
SOH/AGL Deduction		25,632
ASSESSED VALUE		383,774
TOTAL EXEMPTION VALUE	CP	109,934
BASE TAXABLE VALUE		273,840
TOTAL JUST VALUE		1,434,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,428,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514334	REPAIR/RRF	4,460	03/01/2015
6829	REMODEL	6,000	11/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1961/1377	1/29/2015	WD	U	I	11	100
GRANTOR: MCCLOSKEY LYNN & JAME						
GRANTEE: MCCLOSKEY LYNN O &						
1954/1292	12/22/2014	MS	U	I	18	100
GRANTOR: MCCLOSKEY JAMES WATSO						
GRANTEE: NORTH FLORIDA LAND						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 S26 FSP=[YR=1993] S20 BAS=[YR=1993] W24 N4 W15 S40 E15 N6 FOP=[YR=1993] E5 N4 W5 S4 $ N4 E28 N12 E10 N14 W14 $ E24 N20 W24 $ E24 N26 $.

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	0681	POLE SHED	0	0	36	15	540.00	SF	15.00	15.00	100	2001	2001	3	29	2,349	
2	0200	BARN WD 0-	0	0	40	20	800.00	SF	20.00	20.00	100	2001	2001	3	29	4,640	

LAND DESCRIPTION

TOTAL OB/XF 6,989

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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	200.00	AC		1.00	1.00	1.00	555.00	555.00	111,000							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	206.47	AC		1.00	1.00	1.00	415.00	415.00	85,685							
4	005010	A	SVCE ACRGE	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	500.00	500.00	3,500							
5	005902	A	HARDWOOD SI	0	0005	OR	0.00	0.00	69.00	AC		1.00	1.00	1.00	190.00	190.00	13,110							
6	006000	A	PAST1/HAY	0		OR	0.00	0.00	7.50	AC		1.00	1.00	1.00	370.00	370.00	2,775							

REVIEW DATE 11/22/2022 BY KBA Total Acres: 566.91 Total Land Value: 264,867 Market: 1,245,002 Agricultural: 219,867 Common: 45,000 PRINTED 08/06/2024 BY SYS

PT JOHN BELLANY GRANT
SEC 44-3N-26E & GOVT LOT 6 &
PT GOVT LOT 5 & PT NE1/4 OF

MCCLOSKEY LYNN O & JAMES W JOINT TRUST/MCCLOSKEY L
900 S HANLEY ROAD # 1C
CLAYTON, MO 63105

2024

05-3N-26-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	02/06/2015	MCMF	LGL DATE
XF DATE			LAND DATE 12/15/2022 DCA
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		137,550
TOTAL MARKET OB/XF VALUE		6,989
TOTAL LAND VALUE - MARKET		1,290,002
TOTAL MARKET VALUE		409,406
SOH/AGL Deduction		25,632
ASSESSED VALUE		383,774
TOTAL EXEMPTION VALUE	CP	109,934
BASE TAXABLE VALUE		273,840
TOTAL JUST VALUE		1,434,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,428,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1961/1377	1/29/2015	WD	U	I	11	100
GRANTOR: MCCLOSKEY LYNN & JAME						
GRANTEE: MCCLOSKEY LYNN O &						
1954/1292	12/22/2014	MS	U	I	18	100
GRANTOR: MCCLOSKEY JAMES WATSO						
GRANTEE: NORTH FLORIDA LAND						

BUILDING NOTES

BUILDING DIMENSIONS

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
7	005930	A	TIMB SWAMP	0		OR	0.00	0.00	75.94	AC		1.00	1.00	1.00	50.00	50.00	3,797							
8	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	565.91	AC		1.00	1.00	1.00	2,200.00	2,200.00	1,245,002							

REVIEW DATE 11/22/2022 BY KBA Total Acres: 566.91 Total Land Value: 264,867 Market: 1,245,002 Agricultural: 219,867 Common: 45,000 PRINTED 08/06/2024 BY SYS