PT OF SE1/4 & PT OF SW1/4 OF
SEC 5-3N-26E & PT OF NE1/4 &
PT OF NW1/4 OF SEC 8-3N-26E IN

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

2024

05-3N-26-0000-0005-0000

NASSAU COUNTY PROPERTY

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

OWENS FARM RD, YULEE

BLD DATE		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		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		598,422
TOTAL MARKET VALUE		111,054
SOH/AGL Deduction		0
ASSESSED VALUE		111,054
TOTAL EXEMPTION VALUE	CP	55,527
BASE TAXABLE VALUE		55,527
TOTAL JUST VALUE		598,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,422

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	V	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
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	191.22	AC		1.00	1.00	1.00	415.00	415.00	79,356							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	44.79	AC		1.00	1.00	1.00	555.00	555.00	24,858							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	36.00	AC		1.00	1.00	1.00	190.00	190.00	6,840							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	272.01	AC		1.00	1.00	1.00	2,200.00	2,200.00	598,422							

REVIEW DATE 11/22/2022 BY KBA Total Acres: 272.01 Total Land Value: 111,054 Market: 598,422 Agricultural: 111,054 Common: 0 PRINTED 08/06/2024 BY SYS