PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2534/1859
UTIL ESMT IN 942/1088, OR 2535-1

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

2024

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

BUILDING CHARACTERISTICS

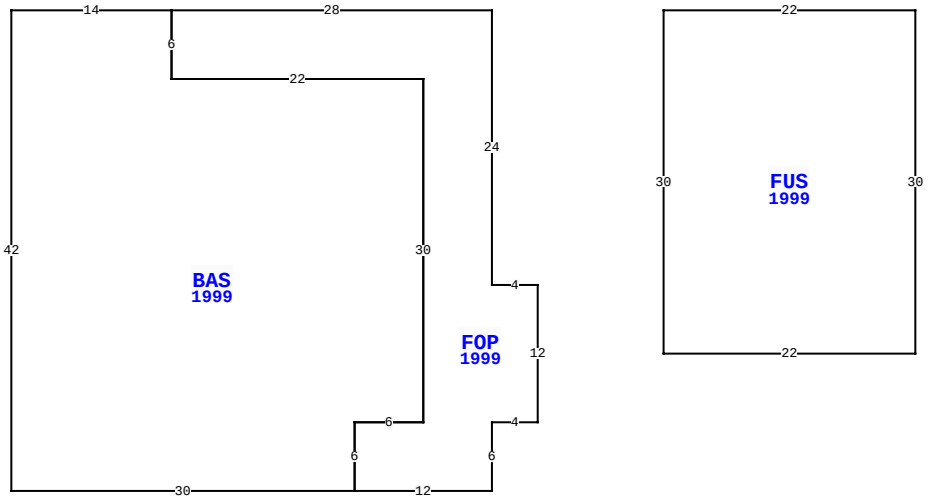
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	149,465
FOP	468	30	140	15,569
FUS	660	100	660	73,398
TOTALS	2,472		2,144	238,432

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	125.66	269,415	1999	1999	0	0	0	11.50	88.50

1 SINGLE FAM – 0% - 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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		789,429
TOTAL MARKET OB/XF VALUE		48,656
TOTAL LAND VALUE - MARKET		324,800
TOTAL MARKET VALUE		1,162,885
SOH/AGL Deduction		68,397
ASSESSED VALUE		1,094,488
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,044,488
TOTAL JUST VALUE		1,162,885
NCON VALUE		570,397
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006992	NEW DETACHED GARA	38,514	06/12/2024
230000000	CO ISSUED		11/01/2023
B230014043	KITCHEN RENOVATIO	70,000	10/31/2023
230004498	24X60 POLE BARN	47,865	04/06/2023
22004511	NEW CONSTR	483,116	03/23/2022
E07341	CHNGE SRVC	0	09/01/2000

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	0	30	20	600.00	SF	6.50	6.50	100	1999	1999	3	77	3,003	
2	0810	CONCRETE A	0	0	0	0	298.00	SF	6.50	6.50	100	1999	1999	3	77	1,491	
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	
6	0803	ASPHALT C	0	100	0	0	9,195.00	SF	2.00	2.00	100	2007	2007	3	60	11,034	
7	0680	POLE SHED	0	100	60	24	1,440.00	SF	10.00	10.00	100	2024	2023		100	14,400	
8	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 48,656

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	RSF-2	0.00	0.00	4.06	AC		1.00	1.00	1.00	80,000.00	80,000.00	324,800							

REVIEW DATE 02/16/2024 BY WW Total Acres: 4.06 Total Land Value: 324,800 Market: 0 Agricultural: 0 Common: 324,800 PRINTED 08/06/2024 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2534/1859
UTIL ESMT IN 942/1088, OR 2535-1

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

2024

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	04	Quality Level 04

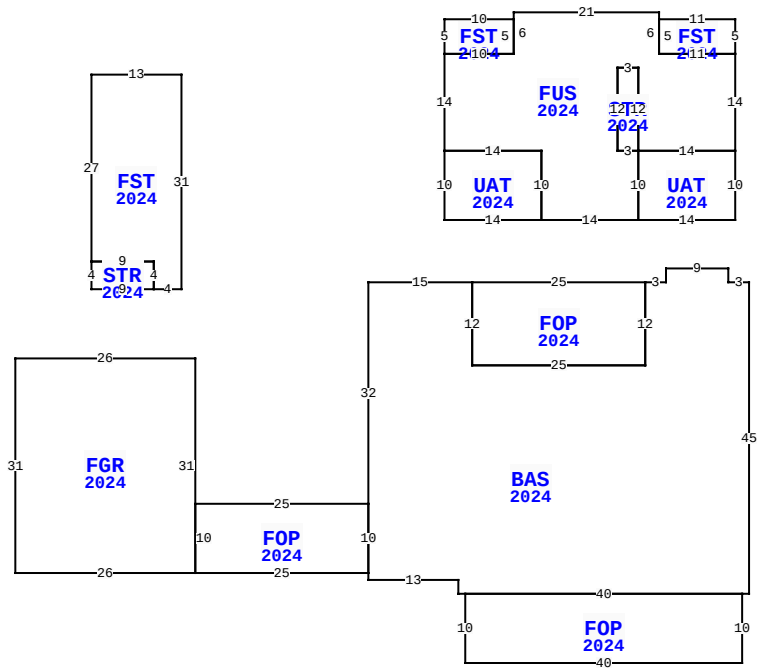
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,167	100	2,167	297,832
FGR	806	55	443	60,886
FOP	250	30	75	10,308
FOP	300	30	90	12,370
FOP	400	30	120	16,493
FST	50	55	28	3,848
FST	55	55	30	4,123
FST	367	55	202	27,763
FUS	818	100	818	112,426
STR	36	10	4	550
TOTALS	5,565		4,009	550,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,009	109.9560	137.44	550,997	2023	2023	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2024 Heated Area: 2985 HX Base Yr 2023



** This building has 13 Sub-Areas

86379 PAGES DAIRY RD, YULEE

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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE		1,044,488
TOTAL JUST VALUE		1,162,885
NCON VALUE		570,397
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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

FGR=[YR=2024;ORIG=10,10] E26 S31 W26 N31 $
FOP=[YR=2024;ORIG=36,31] E25 S10 W25 N10 $
BAS=[YR=2024;ORIG=61,42] E13 S2 E1 E40 E1 N45 W3 N2 W9 S2 W3 S12 W25 N12 W15 S32 S10 S1 $
FOP=[YR=2024;ORIG=76,-1] E25 S12 W25 N12 $
FOP=[YR=2024;ORIG=75,44] E40 S10 W40 N10 $
FST=[YR=2024;ORIG=21,-31] E13 S31 W4 N4 W9 N27 $
STR=[YR=2024;ORIG=21,-4] E9 S4 W9 N4 $
FUS=[YR=2024;ORIG=72,-34] E10 N6 E21 S6 E11 S14 W14 N12 W3 S12 E3 S10 W14 N10 W14 N14 $
FST=[YR=2024;ORIG=82,-39] W10 S5 E10 N5 $
FST=[YR=2024;ORIG=103,-39] E11 S5 W11 N5 $

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 02/16/2024 BY WW Total Acres: 4.06 Total Land Value: 324,800 Market: 0 Agricultural: 0 Common: 324,800 PRINTED 08/06/2024 BY SYS