PT N1/2 OF SEC 8-3N-26E IN
OR 1961/1377 BEING PARCEL "3"
(EX ESMT'S IN OR 681/646,

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

2025

08-3N-26-0000-0001-0000

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	YEAR	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	05/13/2025 MLU
INC DATE		AG DATE	12/19/2023 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		284,955
TOTAL MARKET VALUE		23,446
SOH/AGL Deduction		0
ASSESSED VALUE		23,446
TOTAL EXEMPTION VALUE	CP	11,723
BASE TAXABLE VALUE		11,723
TOTAL JUST VALUE		284,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,335

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 N S	0		OR	0.00	0.00	27.81	AC		1.00	1.00	1.00	390.00	390.00	10,846							
2	005500	A	TIMBER 2 N S	0		OR			24.00	AC		1.00	1.00	1.00	525.00	525.00	12,600							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	51.81	AC		1.00	1.00	1.00	5,500.00	5,500.00	284,955							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 51.81 Total Land Value: 23,446 Market: 284,955 Agricultural: 23,446 Common: 0 PRINTED 07/30/2025 BY SYS