PT OF SEC 16-2N-26E
IN OR 1914/1869
(EX OR 2288/1385)

MCLAUGHLIN CLINTON R & CHRISTINA D
65106 LOGAN RD
YULEE, FL 32097

2025

16-2N-26-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

LOGAN RD, YULEE

BLD DATE		LGL DATE	04/24/2025 MLU
XF DATE		LAND DATE	
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	78,150
TOTAL MARKET VALUE	78,150
SOH/AGL Deduction	50,587
ASSESSED VALUE	27,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,563
TOTAL JUST VALUE	78,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1914/1869	4/29/2014	TD	Q	I	02	200,000

GRANTOR: EVANS JOHN R & ANN DE

GRANTEE: MCLAUGHLIN CLINTON

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	45,000.00	45,000.00	52,650							
2	009630	C	SWAMP	0		OR	0.00	0.00	51.00	AC		1.00	1.00	1.00	500.00	500.00	25,500							

REVIEW DATE 04/24/2025 BY MLU Total Acres: 52.17 Total Land Value: 78,150 Market: 0 Agricultural: 0 Common: 78,150 PRINTED 07/30/2025 BY SYS