

PT SEC 51-3N-27E IN OR 2786/1329
UTIL ESMT IN 942/1088, OR 2535-1
GRANT OF ESMT IN OR 2779/1803

MCCLELLAN JOHN & ANGELA L/E/
86365 PAGES DAIRY RD
YULEE, FL 32097

2025

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



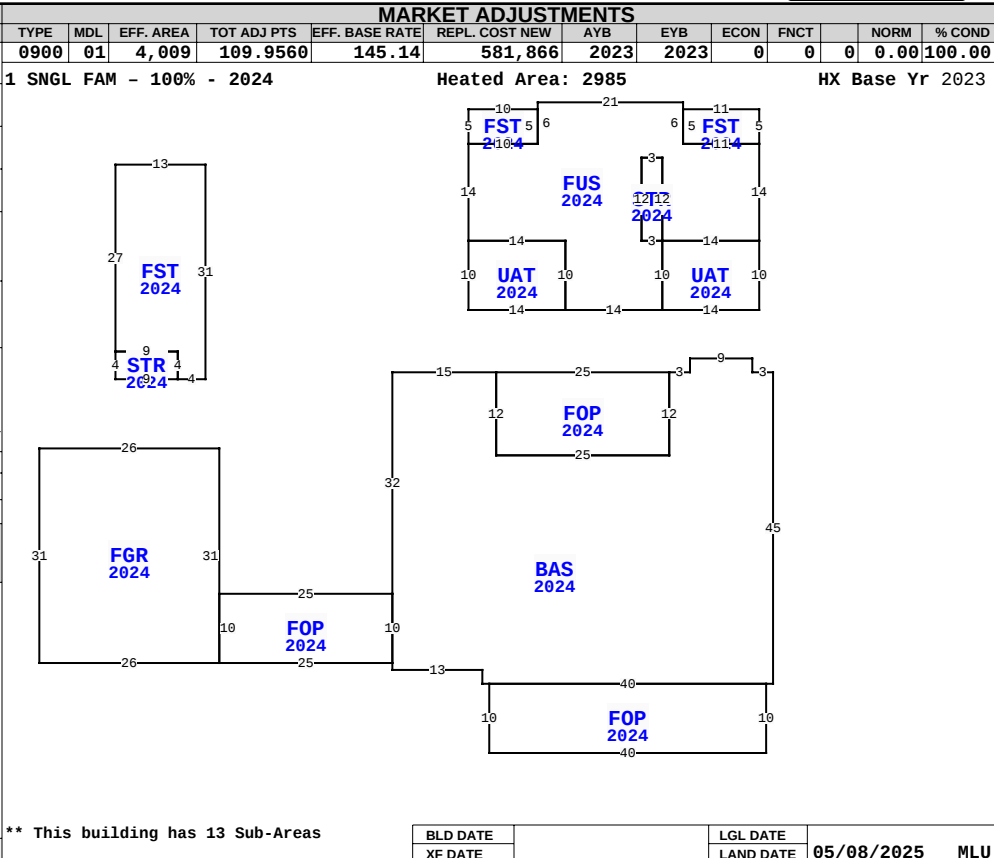
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,167	100	2024	2,167	314,518
FGR	806	55	2024	443	64,297
FOP	250	30	2024	75	10,886
FOP	300	30	2024	90	13,063
FOP	400	30	2024	120	17,417
FST	50	55	2024	28	4,064
FST	55	55	2024	30	4,354
FST	367	55	2024	202	29,318
FUS	818	100	2024	818	118,725
STR	36	10	2024	4	581
TOTALS	5,565			4,009	581,866

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	100	0	0	6,500.00	SF	2.00
2	0680	POLE SHED	0	100	60	24	1,440.00	SF	10.00
3	0501	FP-AVERAGE	1	100	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-2	0.00	0.00	2.89



86365 PAGES DAIRY RD, YULEE	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
26,652	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
85,000.00	85,000.00	245,650							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		581,866	
TOTAL MARKET OB/XF VALUE		26,652	
TOTAL LAND VALUE - MARKET		245,650	
TOTAL MARKET VALUE		854,168	
SOH/AGL Deduction		57,654	
ASSESSED VALUE		796,514	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		745,792	
TOTAL JUST VALUE		854,168	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,162,885	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006056	NEW RES AC	79,440	06/05/2025
230000000	CO ISSUED		11/01/2023
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
2786/1329	5/08/2025	WD U	I	11	
GRANTOR: MCCLELLAN JOHN & ANGE					
GRANTEE: MCCLELLAN JOHN C					
2786/1325	5/08/2025	WD U	I	11	
GRANTOR: MCCLELLAN JOHN & ANGE					
GRANTEE: MCCLELLAN JOHN & AN					

BUILDING NOTES									
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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 \$									