PT SEC 51-3N-27E IN OR 2786/1337
GRANT OF ESMT IN OR 2779/1803

**MCCLELLAN JOHN C & KRISTIN A**
86379 PAGES DAIRY RD
YULEE, FL 32097

# 2025

**51-3N-27-0000-0009-0020**

## BUILDING CHARACTERISTICS

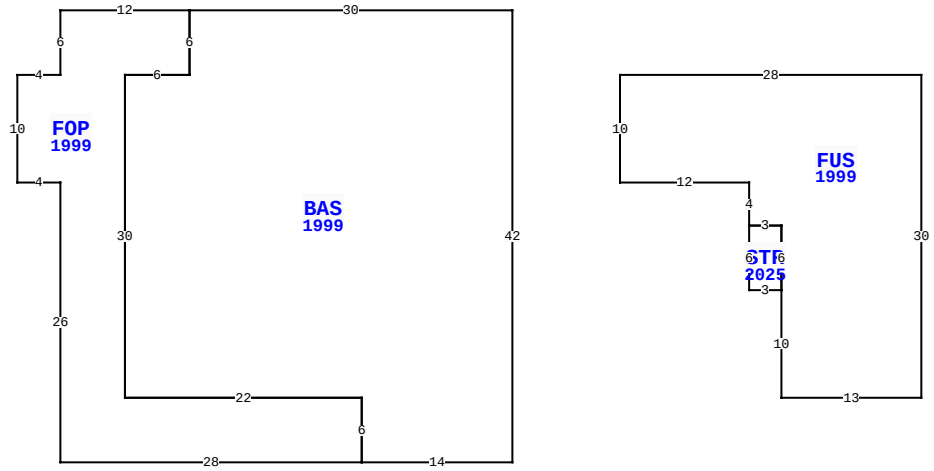
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,344 | 100 | 1999 | 1,344 | 152,618 |
| FOP | 460 | 30 | 1999 | 138 | 15,671 |
| FUS | 552 | 100 | 1999 | 552 | 62,682 |
| STR | 18 | 10 | 2025 | 2 | 227 |
| TOTALS | 2,374 | | | 2,036 | 231,198 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,036 | 129.0366 | 129.04 | 262,725 | 1999 | 1999 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1896 HX Base Yr




86379 PAGES DAIRY RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 245,098 |
| TOTAL MARKET OB/XF VALUE | 3,780 |
| TOTAL LAND VALUE - MARKET | 99,450 |
| TOTAL MARKET VALUE | 348,328 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 348,328 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 348,328 |
| TOTAL JUST VALUE | 348,328 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240006992 | NEW DETACHED GARA | 38,514 | 06/12/2024 |
| B230014043 | KITCHEN RENOVATIO | 70,000 | 10/31/2023 |
| B995925 | NEW CONSTR | 94,000 | 04/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2786/1337 | 5/08/2025 | WD | U | I | 30 | 300,000 |

GRANTOR: MCCLELLAN JOHN & ANGE
GRANTEE: MCCLELLAN JOHN C &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=-20,42] E14 N42 W30 S6 W6 S30 E22 S6 $
FUS=[YR=1999;ORIG=32,6] S30 W13 N10 N6 W3 N4 W12 N10 E28 $
FOP=[YR=1999;ORIG=-48,42] E28 N6 W22 N30 E6 N6 W12 S6 W4 S10 E4 S26 $
STR=[YR=2025;ORIG=16,20] E3 S6 W3 N6 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 1 | 0 | 55 | 3 | 165.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 75 | 804 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 16 | 12 | 192.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 576 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 12 | 192.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 1,152 | |
| 4 | 0810 | CONCRETE A | 2 | 0 | 32 | 6 | 192.00 | SF | 6.50 | 6.50 | 100 | 2025 | 2024 | | 100 | 1,248 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,780

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 0 | 0006 | RSF-2 | 0.00 | 0.00 | 1.17 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 99,450 | | | | | | | |

REVIEW DATE 05/23/2025 BY KWA Total Acres: 1.17 Total Land Value: 99,450 Market: 0 Agricultural: 0 Common: 99,450 PRINTED 07/30/2025 BY SYS

PT SEC 51-3N-27E IN OR 2786/1337
GRANT OF ESMT IN OR 2779/1803

MCCLELLAN JOHN C & KRISTIN A
86379 PAGES DAIRY RD
YULEE, FL 32097

**2025**

**51-3N-27-0000-0009-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Quality | 06 | Quality Level 06 |

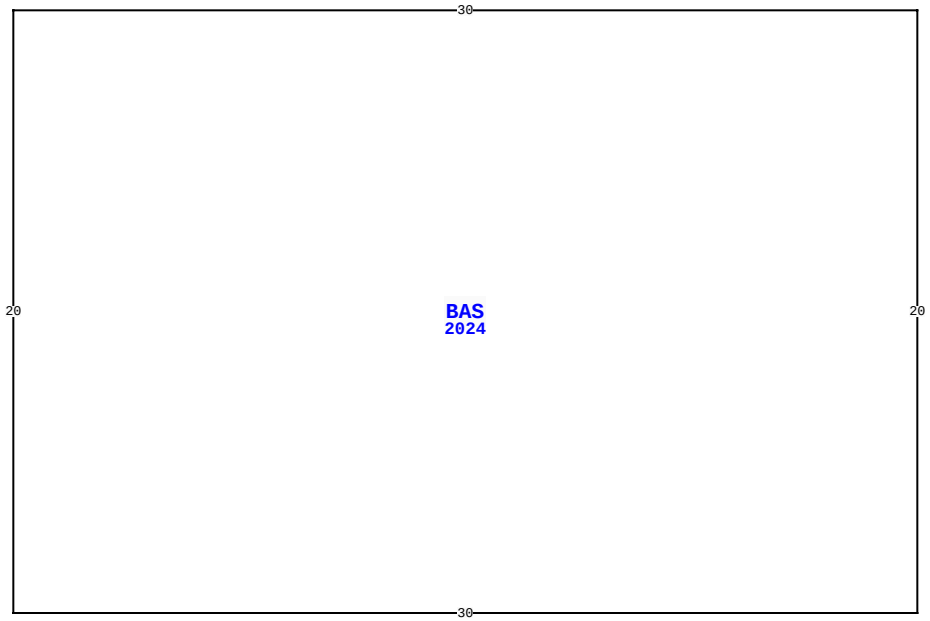
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 600 | 100 | 2024 | 600 | 13,900 |
| TOTALS | 600 | | | 600 | 13,900 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 600 | 63.2500 | 23.40 | 14,040 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

2 GARAGE RES – 0% - 2025 Heated Area: 600 HX Base Yr




86379 PAGES DAIRY RD, YULEE

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
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## NASSAU COUNTY PROPERTY



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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2786/1337 | 5/08/2025 | WD | U | I | 30 | 300,000 |

GRANTOR: MCCLELLAN JOHN & ANGE

GRANTEE: MCCLELLAN JOHN C &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S20 W30 N20 $
.

## 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 05/23/2025 BY KWA Total Acres: 1.17 Total Land Value: 99,450 Market: 0 Agricultural: 0 Common: 99,450 PRINTED 07/30/2025 BY SYS