

MCCLELLAN MICHAEL F/MCCLELLAN GARY E EST
86072 PAGES DAIRY ROAD
YULEE, FL 32097

51-3N-27-0000-0020-0000

[illegible]

MCCLELLAN MICHAEL F/MCCLELLAN GARY E EST
86072 PAGES DAIRY ROAD
YULEE, FL 32097

51-3N-27-0000-0020-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall25MOD METAL 100

Roof Structure03GABLE/HIP 100

Roof Cover01MINIMUM 100

Interior Wall04PLYWOOD 100

Interior Floor08SHT VINYL 50

Interior Floor14CARPET 50

Air Condition02WINDOW 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4053.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS924100198492420,180

TOTALS92492420,180

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBEECONFNCTNORM% COND

08200292491.000072.8067,2671984198400070.0030.00

2 M/H 93- - 0% - 2007Heated Area: 924HX Base Yr 2007

BAS1984

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/08/2025MLU

TOTAL OB/XF0

Market: 0Agricultural: 0Common: 201,450

MASSAU COUNTY PROPERTY

PAGE 2 of 24

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE72,184

TOTAL MARKET OB/XF VALUE9,595

TOTAL LAND VALUE - MARKET201,450

TOTAL MARKET VALUE283,229

SOH/AGL Deduction151,450

ASSESSED VALUE131,779

TOTAL EXEMPTION VALUEHA HAB WR30,000

BASE TAXABLE VALUE101,779

TOTAL JUST VALUE283,229

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE267,062

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2206/04486/14/2018FJUUI110

GRANTOR:MCCLELLAN MARVIN L ES

GRANTEE:MCCLELLAN GARY E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1984] W66 S14 E66 N14\$.

PRINTED 07/30/2025 BY SYS