

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

2026

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																	
																		VALUATION BY STANDARD																	
																		Tax Group: 4 Tax Dist:																	
																		BUILDING MARKET VALUE 0																	
																		TOTAL MARKET OB/XF VALUE 0																	
																		TOTAL LAND VALUE - MARKET 569,910																	
																		TOTAL MARKET VALUE 23,705																	
																		SOH/AGL Deduction 0																	
																		ASSESSED VALUE 23,705																	
																		TOTAL EXEMPTION VALUE CP 11,852																	
																		BASE TAXABLE VALUE 11,853																	
																		TOTAL JUST VALUE 569,910																	
																		NCON VALUE 0																	
																		INCOME VALUE																	
																		PREVIOUS YEAR MKT VALUE 284,955																	
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																																			
EXTRA FEATURES						OWENS FARM RD, YULEE																													
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											
1	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	27.81	AC		1.00	1.00	1.00	395.00	395.00	10,985																		
2	005500	A	TIMBER 2 N S	0		OR			24.00	AC		1.00	1.00	1.00	530.00	530.00	12,720																		
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	51.81	AC		1.00	1.00	1.00	11,000.00	11,000.00	569,910																		
REVIEW DATE 05/08/2026 BY MLU Total Acres: 51.81 Total Land Value: 23,705 Market: 569,910 Agricultural: 23,705 Common: 0 PRINTED 07/09/2026 BY SYS																																			