PT OF SECS 10-2N-26E &
15-2N-26E & 16-2N-26E
IN OR 2288/1385

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

2026

16-2N-26-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

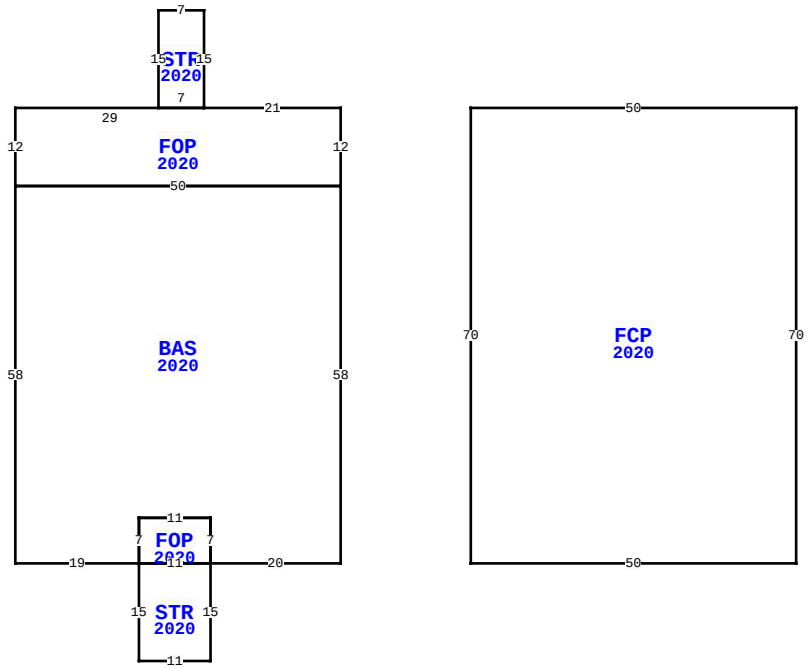
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		1 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,823	100	2020	2,823	443,919
FCP	3,500	25	2020	875	137,595
FOP	77	30	2020	23	3,617
FOP	600	30	2020	180	28,305
STR	105	10	2020	10	1,573
STR	165	10	2020	16	2,516
TOTALS	7,270			3,927	617,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,927	96.6600	160.46	630,126	2020	2020	0	0	0	2.00	98.00

3 SFR CUST 100% - 2021 Heated Area: 2823 HX Base Yr 2021



65106 LOGAN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	617,523
TOTAL MARKET OB/XF VALUE	23,971
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	806,494
SOH/AGL Deduction	225,232
ASSESSED VALUE	581,262
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	529,851
TOTAL JUST VALUE	806,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	762,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012219	CO ISSUED	0	10/08/2020
19012219	NEW CONSTR	370,530	11/26/2019
B0311688	DEMOLITION	2,000	09/01/2003
961489	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2288/1385	7/10/2019	SW	U	I	11	100
GRANTOR: MCLAUGHLIN CLINTON R						
GRANTEE: MCLAUGHLIN CLINTON						
2264/1281	3/26/2019	SW	U	I	11	100
GRANTOR: MCLAUGHLIN CLINTON R						
GRANTEE: MCLAUGHLIN CLINTON						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W21 STR=[YR=2020] N15 W7 S15 E7$ W29 S12
BAS=[YR=2020] S58 E19 STR=[YR=2020] S15 E11 N15 FOP=[YR=2020]
N7 W11 S7 E11$W11$N7 E11 S7 E20 N58 W50$ E50 N12$ PTR=E20
FCP=[YR=2020] E50 S70 W50 N70$ W20$.

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
1	0511	GARAGE CB-	0	100	32	21	672.00	SF	20.00	20.00	100	1974	1974	3	23	3,091	
3	0680	POLE SHED	0	100	60	40	2,400.00	SF	10.00	10.00	100	2024	2020	03	87	20,880	

LAND DESCRIPTION

TOTAL OB/XF 23,971

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	000131	C	RES CREEK	100		OR	0.00	0.00	300.00	FF		1.00	1.00	1.00	550.00	550.00	165,000							

REVIEW DATE 06/05/2024 BY TW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS