

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

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4					
VALUATION SUMMARY																	
VALUATION BY						STANDARD											
Tax Group: 4						Tax Dist:											
BUILDING MARKET VALUE						614,234											
TOTAL MARKET OBJ/F VALUE						18,630											
TOTAL LAND VALUE - MARKET						260,100											
TOTAL MARKET VALUE						892,964											
SOH/AGL Deduction						74,944											
ASSESSED VALUE						818,020											
TOTAL EXEMPTION VALUE						HX HB		51,411									
BASE TAXABLE VALUE						766,609											
TOTAL JUST VALUE						892,964											
NCON VALUE						0											
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE						854,168											
PERMIT NUM				DESCRIPTION				AMT			ISSUED						
B2500006056				NEW GARAGE (30X40				79,440			06/05/2025						
2300000000				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	SALE PRICE								
2786/1329			5/08/2025		WD	U	I	11	100								
GRANTOR: MCCLELLAN JOHN & ANGE																	
GRANTEE: MCCLELLAN JOHN C																	
2786/1325			5/08/2025		WD	U	I	11	100								
GRANTOR: MCCLELLAN JOHN & ANGE																	
GRANTEE: MCCLELLAN JOHN & AN																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2024;ORIG=61,42] E13 S2 E1 E40 E1 N45 W3 N2 W9 S2 W3																	
S12 W25 N12 W15 S32 S10 S1 \$																	
FUS=[YR=2024;ORIG=72,-34] E10 N5 N1 E21 S1 S5 E11 S14 W14 N12																	
W3 S12 E3 S10 W14 N10 W14 N14 \$																	
FGR=[YR=2024;ORIG=10,10] E26 S21 S10 W26 N31 \$																	
FOP=[YR=2024;ORIG=75,44] E40 S10 W40 N10 \$																	
FST=[YR=2024;ORIG=21,-31] E13 S31 W4 N4 W9 N27 \$																	
FSP=[YR=2024;ORIG=76,-1] E25 S12 W25 N12 \$																	
FOP=[YR=2024;ORIG=36,31] E25 S10 W25 N10 \$																	
UAT=[YR=2024;ORIG=72,-20] E14 S10 W14 N10 \$																	
UAT=[YR=2024;ORIG=100,-20] E14 S10 W14 N10 \$																	
FST=[YR=2024;ORIG=103,-39] E11 S5 W11 N5 \$																	
LAND ALUE		OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
260,100																	
Common: 260,100																	
PRINTED 07/09/2026 BY SYS																	