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

2026

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

BUILDING CHARACTERISTICS

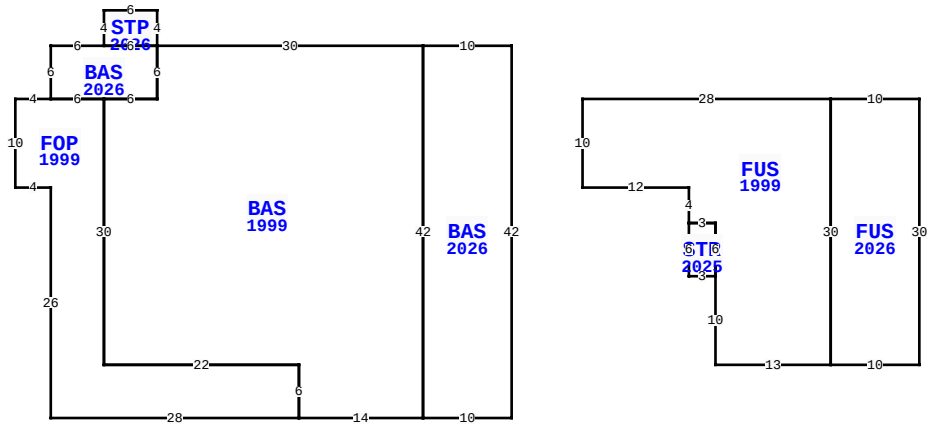
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	200,901
BAS	72	100	2026	72	10,762
BAS	420	100	2026	420	62,782
FOP	388	30	1999	116	17,340
FUS	552	100	1999	552	82,513
FUS	300	100	2026	300	44,844
STP	24	10	2026	2	299
STR	18	10	2025	2	299
TOTALS	3,118			2,808	419,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,808	116.2560	161.60	453,773	1999	2009	0	0	0	7.50	92.50

1 SNGL FAM 100% - 2026 Heated Area: 2688 HX Base Yr 2026



86379 PAGES DAIRY RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		462,633
TOTAL MARKET OB/XF VALUE		576
TOTAL LAND VALUE - MARKET		105,300
TOTAL MARKET VALUE		568,509
SOH/AGL Deduction		120,146
ASSESSED VALUE		448,363
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		396,952
TOTAL JUST VALUE		568,509
NCON VALUE		140,901
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006056	NEW GARAGE (30X40	79,440	06/05/2025
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=40,6] S30 W13 N10 N6 W3 N4 W12 N10 E28 $
FOP=[YR=1999;ORIG=-48,42] E28 N6 W22 N30 W6 W4 S10 E4 S26 $
STR=[YR=2025;ORIG=24,20] E3 S6 W3 N6 $
BAS=[YR=2026;ORIG=-36,6] W6 W6 N6 E6 E6 S6 $
STP=[YR=2026;ORIG=-36,0] W6 N4 E6 S4 $
BAS=[YR=2026;ORIG=-6,0] E10 S42 W10 N42 $
FUS=[YR=2026;ORIG=40,6] E10 S30 W10 N30 $
.

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
2	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	1980	1980	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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	000100	C	RES	100	0006	RSF-2	0.00	0.00	1.17	AC		1.00	1.00	1.00	90,000.00	90,000.00	105,300							

REVIEW DATE 10/22/2025 BY KW Total Acres: 1.17 Total Land Value: 105,300 Market: 0 Agricultural: 0 Common: 105,300 PRINTED 07/09/2026 BY SYS

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

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YULEE, FL 32097

2026

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

BUILDING CHARACTERISTICS

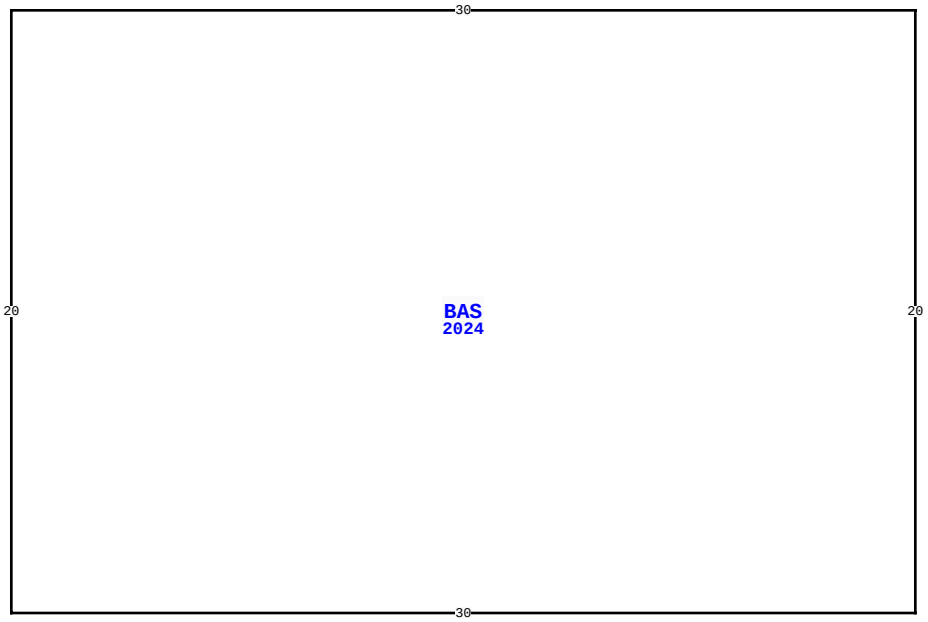
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 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	14,654
TOTALS	600			600	14,654

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	24.67	14,802	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 600 HX Base Yr 2026



86379 PAGES DAIRY RD, YULEE

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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		396,952
TOTAL JUST VALUE		568,509
NCON VALUE		140,901
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,328

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 10/22/2025 BY KW Total Acres: 1.17 Total Land Value: 105,300 Market: 0 Agricultural: 0 Common: 105,300 PRINTED 07/09/2026 BY SYS

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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

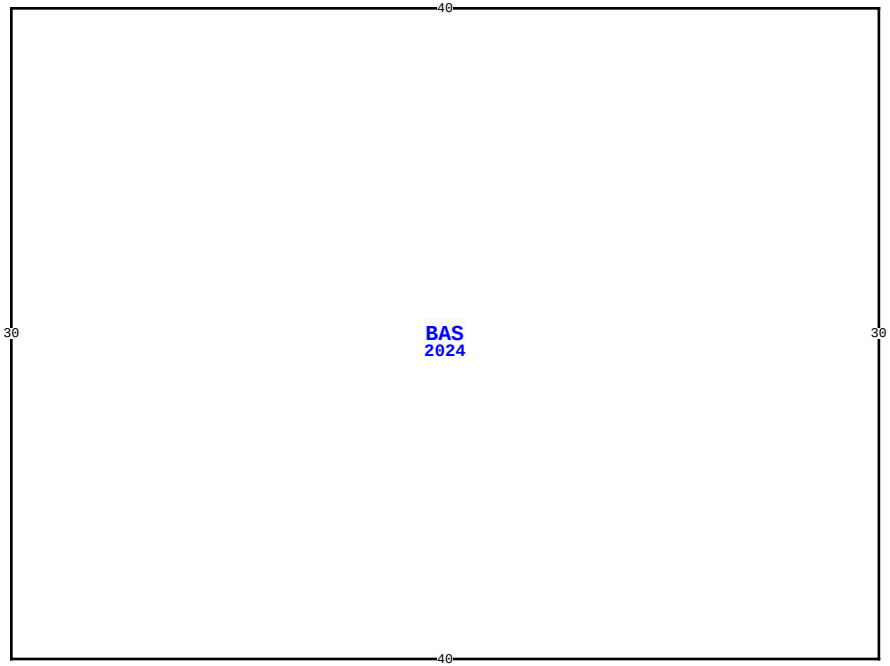
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	28,239
TOTALS	1,200			1,200	28,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	23.77	28,524	2025	2025	0	0	0	1.00	99.00

3 GARAGE RES 100% - 2026 Heated Area: 1200 HX Base Yr 2026



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GRANTOR: MCCLELLAN JOHN & ANGE

GRANTEE: MCCLELLAN JOHN C &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E40 S30 W40 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/22/2025 BY KW Total Acres: 1.17 Total Land Value: 105,300 Market: 0 Agricultural: 0 Common: 105,300 PRINTED 07/09/2026 BY SYS