PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 49/581 &
OR 2603/1967

MCCLELLAN DOROTHY NELL L/E/
86022 BOBBY DRIVE
YULEE, FL 32097

2026

51-3N-27-0000-0060-0030

BUILDING CHARACTERISTICS

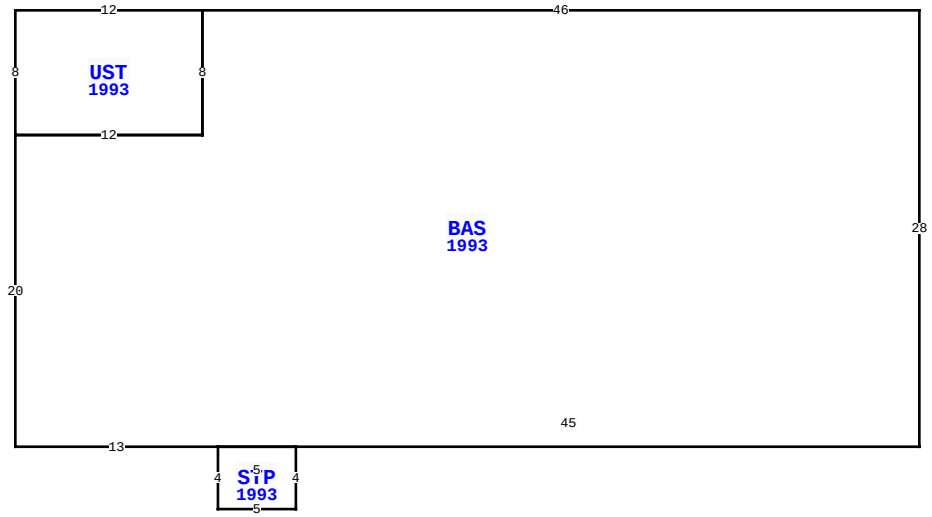
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	1993	1,528	116,744
STP	20	10	1993	2	153
UST	96	45	1993	43	3,285
TOTALS	1,644			1,573	120,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,573	125.4600	131.73	207,211	1961	1961	0	0	0	42.00	58.00

1 SINGLE FAM 100% - 0 Heated Area: 1528 HX Base Yr 1997



86022 BOBBY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

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	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1990	1990	3	20	200	
2	0820	WOOD WALK	0	100	20	4	80.00	SF	11.75	11.75	100	1990	1990	3	40	376	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		120,182
TOTAL MARKET OB/XF VALUE		576
TOTAL LAND VALUE - MARKET		168,300
TOTAL MARKET VALUE		289,058
SOH/AGL Deduction		195,716
ASSESSED VALUE		93,342
TOTAL EXEMPTION VALUE	HX HB WX SL	93,342
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		289,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3401	H/AC	2,800	05/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2603/1967	11/08/2022	SW	U	I	11	100
GRANTOR: MCCLELLAN DOROTHY NEL						
GRANTEE: HUDSON JANICE VELIN						
0776/1608	11/14/1996	QC	Q	V	01	100
GRANTOR: MCCLELLAN DOROTHY						
GRANTEE: MCCLELLAN BOBBY D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 UST=[YR=1993] W12 S8 E12 N8 $ S8 W12 S20 E13 STP=[YR=1993] S4 E5 N4 W5 $ E45 N28 $.

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		RSF-	2100.00	250.00	1.28	AC		1.00	1.00	1.00	90,000.00	90,000.00	115,200							
2	000100	C	RES	100		RSF-	2200.00	267.00	0.59	AC		1.00	1.00	1.00	90,000.00	90,000.00	53,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.87 Total Land Value: 168,300 Market: 0 Agricultural: 0 Common: 168,300 PRINTED 07/09/2026 BY SYS