PT GOVT LOT 1 SEC 27-4N-26E
IN OR 2344/391
BEING PT OF PARCEL 3

CRAWFORD RIDGE LLC
PO BOX 1694
CALLAHAN, FL 32011

2023

27-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

852754 US HWY 17, YULEE

BLD DATE	07/08/2008	PF	LGL DATE		
XF DATE			LAND DATE	05/19/2023	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	69,591
TOTAL MARKET VALUE	69,591
SOH/AGL Deduction	40,925
ASSESSED VALUE	28,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,666
TOTAL JUST VALUE	69,591
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/0391	3/03/2020	WD	Q	V	05	425,000
GRANTOR: MORRIS WANDA C & GLEN						
GRANTEE: CRAWFORD RIDGE LLC						
1693/0903	7/19/2010	QC	U	V	11	100
GRANTOR: MORRIS WANDA C & GLEN						
GRANTEE: MORRIS WANDA C & GL						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.02	AC		1.00	1.00	1.50	45,000.00	67,500.00	68,850							
2	009620	C	MARSH	0			0.00	0.00	7.41	AC		1.00	1.00	1.00	100.00	100.00	741							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 8.43 Total Land Value: 69,591 Market: 0 Agricultural: 0 Common: 69,591 PRINTED 08/02/2023 BY SYS