PT OF NATHANIEL WILDER GRANT
SEC 41-4N-26E IN OR 2344/391
BEING PARCEL 1 (EX PT IN

CRAWFORD RIDGE LLC/BLACK GLENDA C
PO BOX 1694
CALLAHAN, FL 32011

2023

41-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5017.00		

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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	133
TOTAL MARKET VALUE	133
SOH/AGL Deduction	0
ASSESSED VALUE	133
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133
TOTAL JUST VALUE	133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133

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						
1174/1745	9/24/2003	WD	U	I	07	100
GRANTOR: CHRISTIAN LENA C						
GRANTEE: CHRISTIAN LENA C TR						

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	009620	C	MARSH	0		OR	0.00	0.00	1.33	AC		1.00	1.00	1.00	100.00	100.00	133							

REVIEW DATE 01/01/2018 BY MH Total Acres: 1.33 Total Land Value: 133 Market: 0 Agricultural: 0 Common: 133 PRINTED 08/02/2023 BY SYS