PT OF SEC 17-2N-27E &
PT OF SEC 8-2N-27E
IN OR 2399/1198

HARVESTER FLORIDA LLC
4545 ORTEGA BLVD
JACKSONVILLE, FL 32210

2026

08-2N-27-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

CLYDE HIGGINBOTHAM RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/01/2026 DC
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	2,811,880
TOTAL MARKET VALUE	2,811,880
SOH/AGL Deduction	0
ASSESSED VALUE	2,811,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,811,880
TOTAL JUST VALUE	2,811,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,880,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/1198	10/05/2020	SW	Q	V	01	1,435,000
GRANTOR: WKC HOLDINGS LLC						
GRANTEE: HARVESTER FLORIDA L						
2395/0492	9/14/2020	WD	U	V	11	100
GRANTOR: COOK FAMILY HAVERSTIC						
GRANTEE: WKC HOLDINGS LLC						

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	009900	C	ACREAGE NON-	0		T-3	0.00	0.00	35.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	2,800,000							
2	009630	C	SWAMP	0		T-3			23.76	AC		1.00	1.00	1.00	500.00	500.00	11,880							

REVIEW DATE 01/01/2023 BY CD Total Acres: 58.76 Total Land Value: 2,811,880 Market: 0 Agricultural: 0 Common: 2,811,880 PRINTED 07/09/2026 BY SYS