PT GOVT LOT 1 SEC 27-4N-26E
IN OR 2703/27
BEING PT OF PARCEL 1

WOLFE CHRISTOPHER DOUGLAS/MCKENDREE LINDSEY H
96144 NASSAU PLACE
YULEE, FL 32097

2026

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

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	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

852754 US HWY 17, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,741
TOTAL MARKET VALUE	51,741
SOH/AGL Deduction	0
ASSESSED VALUE	51,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,741
TOTAL JUST VALUE	51,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,591

KS 5/27/21 AG REMOVED PER MF-NO APP FILED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/27	8/23/2023	WD	U	I	11	100
GRANTOR: CRAWFORD RIDGE LLC						
GRANTEE: WOLFE CHISTOPHER DO						
2663/788	8/23/2023	WD	Q	I	05	270,000
GRANTOR: CRAWFORD RIDGE LLC						
GRANTEE: WOLF CHRISTOPHER DO						

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	000100	C	RES	0	0004	OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	50,000.00	50,000.00	51,000							
2	009620	C	MARSH	0		OR	0.00	0.00	7.41	AC		1.00	1.00	1.00	100.00	100.00	741							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 8.43 Total Land Value: 51,741 Market: 0 Agricultural: 0 Common: 51,741 PRINTED 07/09/2026 BY SYS