



Clerk of the Circuit Court & Comptroller  
Nassau County, FL  
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Yulee, FL 32097  
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**For Immediate Release**  
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### **CHANGES COMING FOR RECORDING DOCUMENTS RELATED TO PROPERTY OWNERSHIP**

NASSAU COUNTY, FL— In an effort to hinder the rise of property fraud, an amendment to FL Statute 695.26 takes effect on January 1, 2024. The new requirement applies to deeds and any other documents that impact real estate ownership.

Effective January 1, 2024, all documents impacting property ownership will now be required to include the legal physical (or PO Box) address of witnesses signing the document. Email addresses will not suffice.

The Nassau County Clerk of the Circuit Court and Comptroller's office WILL NOT record a document by which title to real property or interest is conveyed, assigned, encumbered, or disposed of unless:

- The name of each witness is legibly printed, typewritten, or stamped immediately beneath the signature of the witness.
- The address of each witness is legibly printed, typewritten, or stamped on each instrument.

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*The Florida Constitution established the Clerk of the Circuit Court as a public trustee, responsible for safeguarding public records and public funds. Clerk John A. Crawford is independently elected by and accountable to the Nassau County residents. In addition to the roles of Clerk of the Circuit Court, County Recorder, and Clerk of the Board of County Commissioners, the Clerk is the Chief Financial Officer and Auditor for Nassau County.*