

IN OR 2352/1280
ESMT OR 1406/612
ESMT OR 1777/1238

FERGUSON TRUST/FERGUSON GREGORY C TRUSTEE
46480 SAULS RD
CALLAHAN, FL 32011

2023

33-3N-25-0000-0003-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

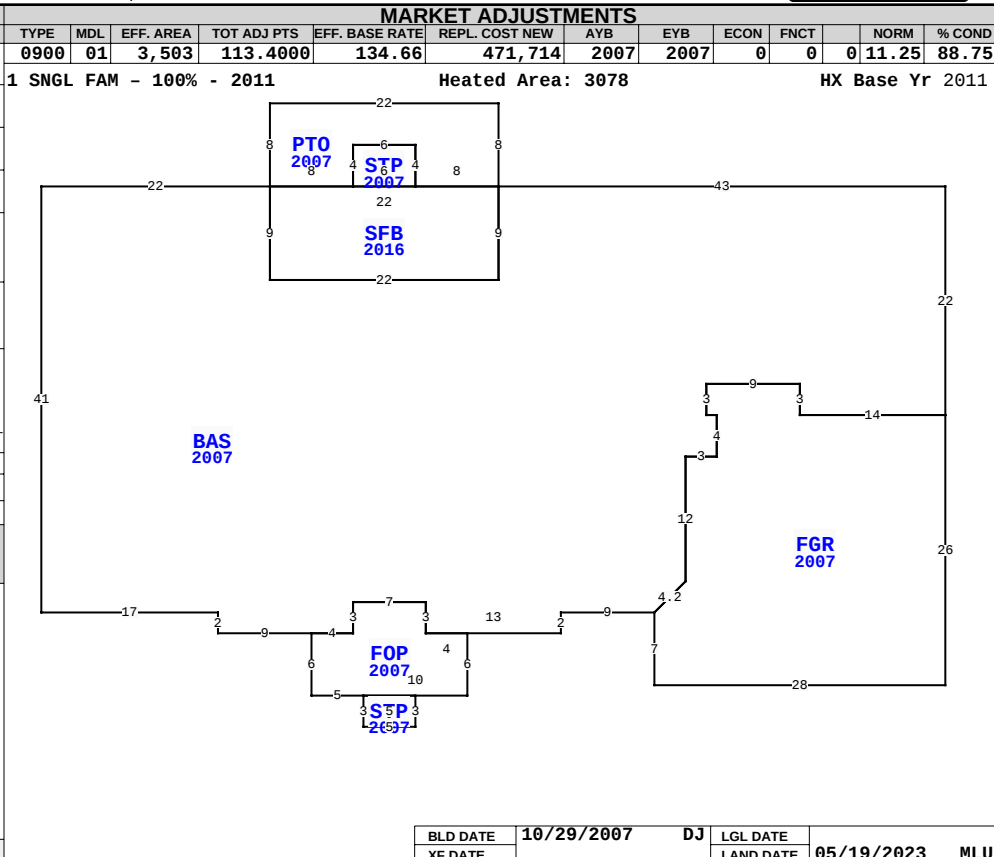
Quality	04	Quality Level 04
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,920	100	2,920	348,971
FGR	691	55	380	45,414
FOP	111	30	33	3,944
PTO	152	5	8	956
SFB	198	80	158	18,882
STP	15	10	2	239
STP	24	10	2	239
TOTALS	4,111		3,503	418,646

L N	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
1	0812	CONCRETE C	0	100	0	0	1,006.00	SF	4.00	4.00	100	2007	2007	3	89	3,581	
2	1127	BRICK 8"	0	100	40	4	160.00	SF	5.50	5.50	100	2007	2007	3	97	854	
3	0204	BARN MTL 1	0	100	48	50	2,400.00	SF	16.00	16.00	100	2012	2012	3	71	27,264	
4	0351	CARPORT MT	0	100	12	18	216.00	SF	6.00	6.00	100	2012	2012	3	60	778	
5	0462	ST/AL FNC	0	100	0	0	80.00	SF	10.00	10.00	100	2012	2012	3	71	568	
6	0351	CARPORT MT	0	100	20	16	320.00	SF	6.00	6.00	100	2015	2015	3	74	1,421	
7	0351	CARPORT MT	0	100	20	18	360.00	SF	6.00	6.00	100	2015	2015	3	74	1,598	

LAND DESCRIPTION			TOTAL OB/XF 36,064													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00
2	005500	A	TIMBER 2 SI	0			0.00	0.00	13.00	AC		1.00	1.00	1.00	550.00	550.00
3	006700	A	POULTRY	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	600.00	600.00
4	009910	M	MKT. VAL. AG	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	15,000.00	15,000.00

REVIEW DATE 01/14/2021 BY KWA Total Acres: 15.00 Total Land Value: 42,750 Market: 210,000 Agricultural: 7,750 Common: 35,000 PRINTED 08/02/2023 BY SYS



BLD DATE	10/29/2007	DJ	LGL DATE	
XF DATE			LAND DATE	05/19/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		418,646	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		245,000	
SOH/AGL Deduction		TOTAL MARKET VALUE		497,460	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		277,995	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		227,995	
TOTAL JUST VALUE		NCON VALUE		699,710	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		3,019	
PREVIOUS YEAR MKT VALUE				391,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25903	AGRICULTURAL BARN	0	04/01/2012
E24947	AGRICULTURAL BARN	0	04/01/2012
R8769	REPAIR/RRF	9,000	01/01/2006
C16479	CO ISSUED	0	11/01/2005
C16479	CO ISSUED	225,120	11/01/2005
B16479	NEW CONSTR	225,120	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2352/1280	3/19/2020	WD U	I	11	
GRANTOR: FERGUSON WILLIAM DI S					
GRANTEE: FERGUSON TRUST					
1679/0656	5/04/2010	WD U	I	11	
GRANTOR: LITTON LOAN SERVICING					
GRANTEE: FERGUSON GREGORY C					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2007] W43 PTO=[YR=2007] N8 W22 S8 E8 STP=[YR=2007] E6 N4 W6 S4\$ N4 E6 S4 E8\$SFB=[YR=2016] W22 S9 E22 N9\$ S9 W22 N9 W22 S41 E17 S2 E9 FOP=[YR=2007] S6 E5 STP=[YR=2007] S3 E5 N3 W5\$ E10 N6 W4 N3 W7 S3 W4\$ E4 N3 E7 S3 E13 N2 E9 FGR=[YR=2007] S7 E28 N26 W14 N3 W9 S3 E1 S4 W3 S12 D3 L3 \$ U3 R3 N12 E3 N4 W1 N3 E9 S3 E14 N22\$.					