PT SUSAN CASHEN GRANT
SEC 40-4N-25E IN OR 1776/1248
BEING PARCEL "W"

FERGUSON JAMES B & ELIZABETH D
575750 LESSIE RD
HILLIARD, FL 32046

2023

40-4N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

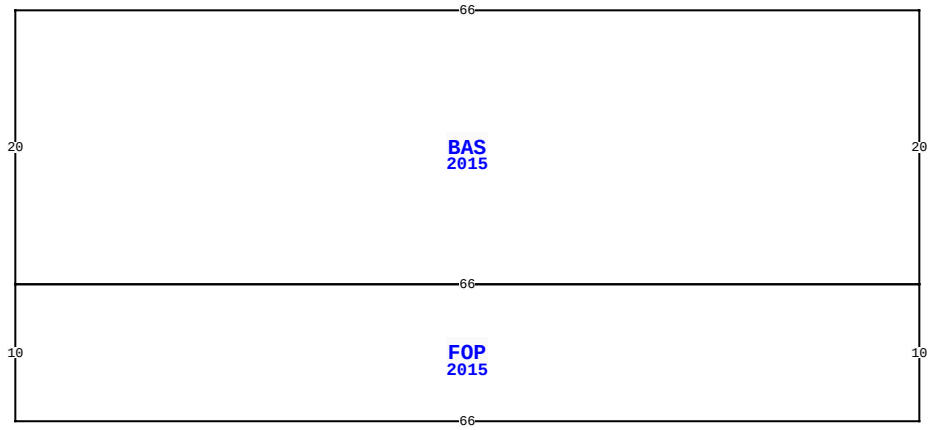
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5501	TIMBER 2-2 SI 80-89
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	154,121
FOP	660	30	198	23,118
TOTALS	1,980		1,518	177,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	133.7220	120.68	183,192	2015	2015	0	0	0	3.25	96.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1320 HX Base Yr 2019



575750 LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,238
TOTAL MARKET OB/XF VALUE		19,696
TOTAL LAND VALUE - MARKET		289,920
TOTAL MARKET VALUE		241,394
SOH/AGL Deduction		85,692
ASSESSED VALUE		155,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,702
TOTAL JUST VALUE		486,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328071	NEW CONSTR	135,302	12/01/2013
B26166	AGRICULTURAL BARN	0	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1776/1248	1/23/2012	WD	U	I	30	100
GRANTOR: WOODSTOCK LLLP						
GRANTEE: FERGUSON JAMES B &						
1775/1534	1/23/2012	WD	U	I	30	352,500
GRANTOR: WOODSTOCK LLLP						
GRANTEE: FERGUSON JAMES B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W66 S20 FOP=[YR=2015] S10 E66 N10 W66$ E66 N20$.

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
1	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2012	2012	3	100	6,000	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2012	2012	3	60	2,592	
3	0680	POLE SHED	0	100	0	0	340.00	SF	10.00	10.00	100	2012	2012	3	71	2,414	
4	0681	POLE SHED	0	100	34	24	816.00	SF	15.00	15.00	100	2012	2012	3	71	8,690	

LAND DESCRIPTION

TOTAL OB/XF 19,696

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	0.80	35,000.00	28,000.00	28,000							
2	005010	A	SVCE ACRGE	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
3	006005	A	PAST/GRAZE	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	440.00	440.00	1,320							
4	005100	A	CROPLAND1	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	440.00	440.00	1,320							
5	005501	A	TIMB2-2 SI	0			0.00	0.00	23.74	AC		1.00	1.00	1.00	540.00	540.00	12,820							
6	009910	M	MKT.VAL.AG	0			0.00	0.00	32.74	AC		1.00	1.00	1.00	8,000.00	8,000.00	261,920							

REVIEW DATE 06/11/2021 BY KBA Total Acres: 32.74 Total Land Value: 44,460 Market: 261,920 Agricultural: 16,460 Common: 28,000 PRINTED 08/02/2023 BY SYS