PT SUSAN CASHEN GRANT
SEC 40-4N-25E IN OR 2243/1358
BEING PARCEL "L"

FERGUSON JAMES B & ELIZABETH ANN DENSON
4 N 2ND ST STE 300
FERNANDINA BEACH, FL 32034

2024

40-4N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/29/2019 MF
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	63,900
TOTAL MARKET VALUE	4,665
SOH/AGL Deduction	0
ASSESSED VALUE	4,665
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,665
TOTAL JUST VALUE	63,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2243/1358	12/12/2018	SW	Q	I	05	404,000
GRANTOR: LANGSHAW WALTER S III						
GRANTEE: FERGUSON JAMES B &						
1971/0406	3/27/2015	SW	Q	I	05	332,600
GRANTOR: WOODSTOCK LLLP						
GRANTEE: LANGSHAW WALTER S I						

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	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	6.39	AC		1.00	1.00	1.00	730.00	730.00	4,665							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.39	AC		1.00	1.00	1.00	10,000.00	10,000.00	63,900							

REVIEW DATE 06/11/2021 BY KBA Total Acres: 6.39 Total Land Value: 4,665 Market: 63,900 Agricultural: 4,665 Common: 0 PRINTED 08/06/2024 BY SYS