

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

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

2024

40-4N-25-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	883	100	883	58,458
FUS	883	100	883	58,458
PTO	9	5	0	0
STR	64	10	6	397
UCP	540	20	108	7,150
UOP	360	20	72	4,767
UOP	382	20	76	5,031
UST	180	45	81	5,363

TOTALS	3,301		2,109	139,624
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,109	96.3000	91.48	192,931	1958	1970	0	0	27.63	72.37
1 SINGLE FAM - 0% - 0 Heated Area: 1766 HX Base Yr											

BLD DATE	07/03/2007	DJ	LGL DATE	
XF DATE			LAND DATE	04/04/2019
INC DATE			AG DATE	MF

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1958	1958	3	20	400	

LAND DESCRIPTION										TOTAL OB/XF									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	005000	C	RURAL HOME	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000		
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	54.86	AC		1.00	1.00	1.00	370.00	370.00	20,298		
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.44	AC		1.00	1.00	1.00	190.00	190.00	1,034		
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	4.46	AC		1.00	1.00	1.00	555.00	555.00	2,475		
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	64.76	AC		1.00	1.00	1.00	3,500.00	3,500.00	226,660		

REVIEW DATE	08/03/2020	BY	KBA	Total Acres:	66.76	Total Land Value:	93,807	Market:	226,660	Agricultural:	23,807
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NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										182,807									
TOTAL MARKET OB/XF VALUE										1,100									
TOTAL LAND VALUE - MARKET										296,660									
TOTAL MARKET VALUE										277,714									
SOH/AGL Deduction										7,188									
ASSESSED VALUE										270,526									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										270,526									
TOTAL JUST VALUE										480,567									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										475,454									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6976	NEW CONSTR	28,480	02/01/1991

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									
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BUILDING DIMENSIONS									
UCP=[YR=1993] W30 BAS=[YR=1993] N3W14 PTO=[YR=2006] N3 W3 S3 E3\$ W19 S3 UST=[YR=1993] W10UOP=[YR=1993] W20S18E20 N18\$S18E10 N18\$S21E10S7E13N7 E10N21\$S18E30N18\$PTR= E20 UOP=[YR=2006] E13 STR=[YR=2006] E16 S4 W16 N4\$ S4 E20 S10 FUS=[YR=1993] S24 W10 S7 W13 N7 W10 N24 E33\$W33 N14\$ W20\$.									

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