

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

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

2025

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	05
NEIGHBORHOOD/LOC	5001.00		

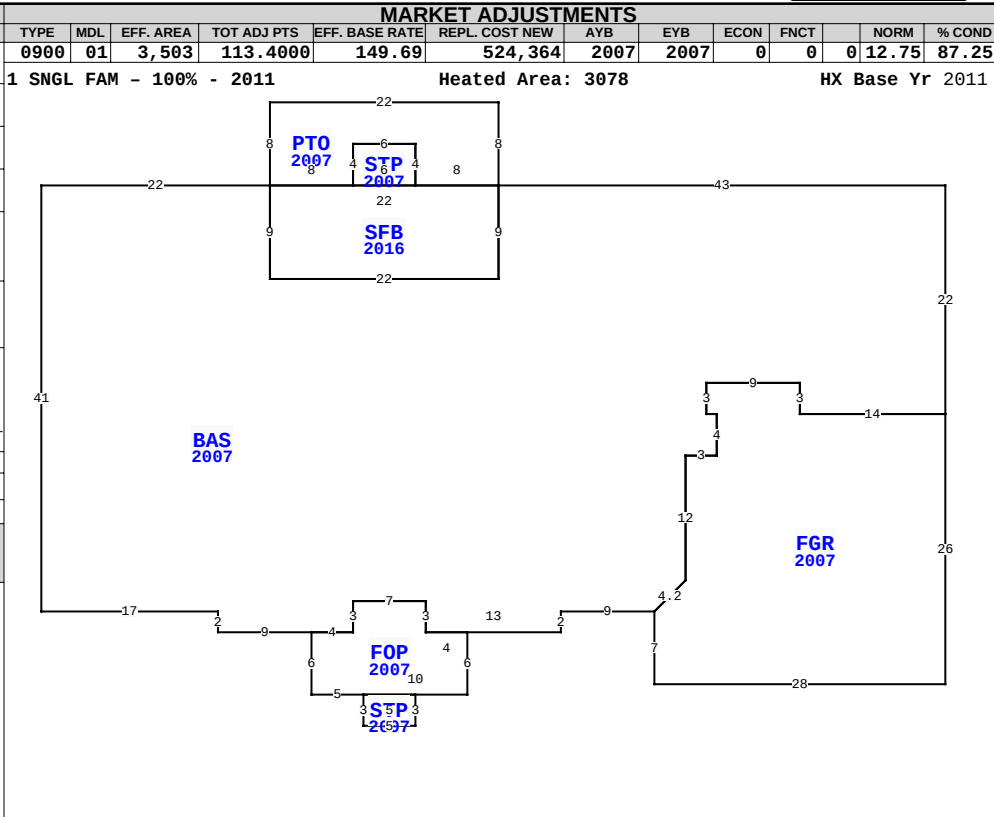
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,920	100	2007	2,920	381,365
FGR	691	55	2007	380	49,630
FOP	111	30	2007	33	4,310
PTO	152	5	2007	8	1,045
SFB	198	80	2016	158	20,635
STP	15	10	2007	2	261
STP	24	10	2007	2	261

TOTALS	4,111			3,503	457,508
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W

1	0812	CONCRETE C	0	100	0 0
2	1127	BRICK 8"	0	100	40 4
3	0204	BARN MTL 1	0	100	48 50
4	0351	CARPORT MT	0	100	12 18
5	0462	ST/AL FNC	0	100	0 0
6	0351	CARPORT MT	0	100	20 16
7	0351	CARPORT MT	0	100	20 18

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
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	525.00	525.00
3	006700	A	POULTRY	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	605.00	605.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	15,500.00	15,500.00

REVIEW DATE 01/14/2021 BY KWA



46480 SAULS RD, CALLAHAN	BLD DATE 10/29/2007	DJ	LGL DATE	05/21/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	87	3,501	
2	1127	BRICK 8"	0	100	40 4	160.00	SF	5.50	5.50	100	2007	2007	3	96	845	
3	0204	BARN MTL 1	0	100	48 50	2,400.00	SF	16.00	16.00	100	2012	2012	3	64	24,576	
4	0351	CARPORT MT	0	100	12 18	216.00	SF	6.00	6.00	100	2012	2012	3	50	648	
5	0462	ST/AL FNC	0	100	0 0	80.00	SF	10.00	10.00	100	2012	2012	3	64	512	
6	0351	CARPORT MT	0	100	20 16	320.00	SF	6.00	6.00	100	2015	2015	3	65	1,248	
7	0351	CARPORT MT	0	100	20 18	360.00	SF	6.00	6.00	100	2015	2015	3	65	1,404	

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
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	525.00	525.00
3	006700	A	POULTRY	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	605.00	605.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	15,500.00	15,500.00

Total Acres: 15.00 Total Land Value: 52,430 Market: 217,000 Agricultural: 7,430 Common: 45,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		457,508			
TOTAL MARKET OB/XF VALUE		32,734			
TOTAL LAND VALUE - MARKET		262,000			
TOTAL MARKET VALUE		542,672			
SOH/AGL Deduction		248,818			
ASSESSED VALUE		293,854			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		243,132			
TOTAL JUST VALUE		752,242			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		716,584			

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	100
GRANTOR: FERGUSON WILLIAM DI S					
GRANTEE: FERGUSON TRUST					
1679/0656	5/04/2010	WD U	I	11	289,000
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\$.					

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