

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

2025

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


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 124,605 TOTAL MARKET VALUE 4,377 SOH/AGL Deduction 0 ASSESSED VALUE 4,377 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,377 TOTAL JUST VALUE 124,605 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 63,900										
DOR CODE 5400						TIMBERLAND 90+											PERMIT NUM				DESCRIPTION		AMT		ISSUED		
MAP NUM						MKT AREA 05																					
NEIGHBORHOOD/LOC						5001.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS						LESSIE RD, HILLIARD											BLD DATE		LGL DATE		05/13/2025		MLU				
EXTRA FEATURES																	XF DATE		LAND DATE		12/31/2024		KBA				
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												
																	SALES DATA										
																	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE				
																	2243/1358	12/12/2018	SW Q	Q	I	05	404,000				
																	GRANTOR: LANGSHAW WALTER S III										
																	GRANTEE: FERGUSON JAMES B &										
																	1971/0406	3/27/2015	SW Q	Q	I	05	332,600				
																	GRANTOR: WOODSTOCK LLLP										
																	GRANTEE: LANGSHAW WALTER S I										
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										
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	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 N S	0		OR	0.00	0.00	6.39	AC		1.00	1.00	1.00	685.00	685.00	4,377										
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.39	AC		1.00	1.00	1.00	19,500.00	19,500.00	124,605										
REVIEW DATE 05/13/2025 BY MLU Total Acres: 6.39 Total Land Value: 4,377 Market: 124,605 Agricultural: 4,377 Common: 0 PRINTED 07/30/2025 BY SYS																											