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

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

2025

40-4N-25-0000-0002-0010

BUILDING CHARACTERISTICS

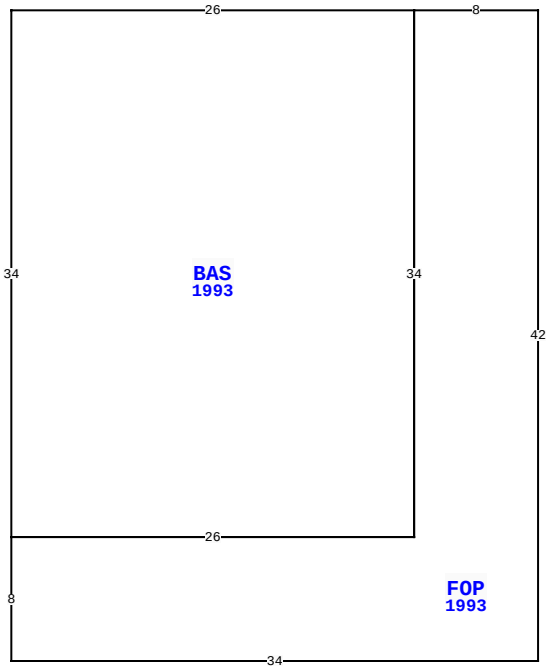
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	1993	884	44,681
FOP	544	30	1993	163	8,239
TOTALS	1,428			1,047	52,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,047	77.7600	77.76	81,415	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 884 HX Base Yr



575753 LESSIE RD, HILLIARD

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	52,920
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	371,585
TOTAL MARKET VALUE	112,220
SOH/AGL Deduction	25,285
ASSESSED VALUE	86,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,935
TOTAL JUST VALUE	424,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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=1993] W26 S34 FOP=[YR=1993] S8 E34 N42 W8 S34 W26$
E26 N34$.

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	000100	C	RES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	0.80	45,000.00	36,000.00	36,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	370.00	370.00	2,220							
3	005100	A	CROPLAND1	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	375.00	375.00	750							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	225.00	225.00	4,050							
5	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	37.19	AC		1.00	1.00	0.85	515.00	437.75	16,280							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	64.91	AC		1.00	1.00	0.94	5,500.00	5,170.00	335,585							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 64.19 Total Land Value: 59,300 Market: 335,585 Agricultural: 23,300 Common: 36,000 PRINTED 07/30/2025 BY SYS