PT SUSAN CASHEN GRANT
SEC 40-4N-25E IN OR 1971/395
(EX PT IN OR 2741/547)

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

2025

40-4N-25-0000-0004-0000

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	YEAR	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

575986 LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	380,495
TOTAL MARKET VALUE	69,657
SOH/AGL Deduction	18,427
ASSESSED VALUE	51,230
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,230
TOTAL JUST VALUE	380,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7560	MH MOVE-ON	13,400	11/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1971/0395	3/27/2015	SW	Q	V	01	189,800
GRANTOR: WOODSTOCK LLLP						
GRANTEE: FERGUSON JAMES B &						
1543/0185	12/28/2007	WD	Q	V	01	100
GRANTOR: FERGUSON JESSECA D ET						
GRANTEE: WOODSTOCK LLLP						

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	515.00	515.00	7,210							
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	25.47	AC		1.00	1.00	1.00	685.00	685.00	17,447							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	39.47	AC		1.00	1.00	1.00	8,500.00	8,500.00	335,495							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 40.47 Total Land Value: 69,657 Market: 335,495 Agricultural: 24,657 Common: 45,000 PRINTED 07/30/2025 BY SYS