

**FERGUSON DAVID W & MARY J**  
2780 JEAN LAFITTE DRIVE  
FERNANDINA BEACH, FL 32035-3106

00-00-31-1676-0030-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

16 WD FR STUC 80  
23 REINF CONC 20  
08 IRREGULAR 100  
03 COMP SHNGL 100  
05 DRYWALL 100  
14 CARPET 70  
15 HARDTILE 30  
03 CENTRAL 100  
04 AIR DUCTED 100  
4 100  
2 100  
02 WOOD FRAME 100  
1. 1. 100  
0 100  
00 NONE 100  
  
05 Quality Level 05  
0100 SINGLE FAMILY  
MAP NUMMKT AREA01  
NEIGHBORHOOD/LOC1080.00  
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE  
BAS2,32210020002,322445,031  
FGR54655200030057,498  
FOP85302000264,983  
FOP3003020009017,249  
FST60552000336,325  
PTO25052000122,300  
TOTALS3,5632,783533,386

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYB

0500012,783119.6448198.61552,73220002018003.5096.50

1 SFR CUST0% - 2023Heated Area: 2322HX Base Yr

VALUATION SUMMARY

VALUATION BYSTANDARD  
Tax Group: 2Tax Dist:  
BUILDING MARKET VALUE533,386  
TOTAL MARKET OB/XF VALUE3,401  
TOTAL LAND VALUE - MARKET300,000  
TOTAL MARKET VALUE836,787  
SOH/AGL Deduction0  
ASSESSED VALUE836,787  
TOTAL EXEMPTION VALUE0  
BASE TAXABLE VALUE836,787  
TOTAL JUST VALUE836,787  
NCON VALUE0  
INCOME VALUE  
PREVIOUS YEAR MKT VALUE818,592

Sales Data

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE  
2599/164710/26/2022WDQI01939,000  
GRANTOR: ASHBAUGH HENRY S & CH  
GRANTEE: FERGUSON DAVID W &  
0903/000310/11/1999WDQIV65,000  
GRANTOR: BRYLEN HOMES LTD  
GRANTEE: ASHBAUGH HENRY & CH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/06/2025MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100200020003812,835  
40819CONC 12"0003927.00SF9.509.5010020002000375192  
50819CONC 12"00051050.00SF9.509.5010020002000375356  
61242WD DECK A000339.00SF10.0010.001002000200032018

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESCAP0R-10.000.001.00LT1.001.001.00300,000.00300,000.00300,000

LAND DESCRIPTION

TOTAL OB/XF3,401

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 07/09/2026 BY SYS