

PT SUSAN CASHEN GRANT
SEC 40-4N-25E IN OR 2243/1358
BEING PARCEL "E-N"

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

2026

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE		5000IMPROVED AG
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	883	100	1993	883	60,861
FUS	883	100	1993	883	60,861
PTO	9	5	2006	0	0
STR	64	10	2006	6	414
UCP	540	20	1993	108	7,444
UOP	360	20	1993	72	4,962
UOP	382	20	2006	76	5,238
UST	180	45	1993	81	5,583
TOTALS	3,301			2,109	145,364

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	54.86
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.44
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	4.46
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	64.76

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,109	101.1150	106.17	223,913	1958	1958	0	0	0	35.08	64.92	
1 SINGLE FAM 0% - 0 Heated Area: 1766 HX Base Yr													
48060 HORIZON TRL, HILLIARD													

BLD DATE	07/03/2007	DJ	LGL DATE	
XF DATE			LAND DATE	05/08/2026
INC DATE			AG DATE	03/28/2025
				MLU KBA

TOTAL OB/XF													
1,100													

Total Acres: 66.76 Total Land Value: 45,587 Market: 712,360 Agricultural: 23,587

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		191,915	
TOTAL MARKET OB/XF VALUE		1,100	
TOTAL LAND VALUE - MARKET		734,360	
TOTAL MARKET VALUE		238,602	
SOH/AGL Deduction		0	
ASSESSED VALUE		238,602	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		238,602	
TOTAL JUST VALUE		927,375	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		617,468	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6976	NEW CONSTR	28,480	02/01/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2243/1358	12/12/2018	SW	Q	I	05	404,000
GRANTOR: LANGSHAW WALTER S III						
GRANTEE: FERGUSON JAMES B &						
1971/0406	3/27/2015	SW	Q	I	05	332,600
GRANTOR: WOODSTOCK LLLP						
GRANTEE: LANGSHAW WALTER S I						

BUILDING NOTES									
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BUILDING DIMENSIONS
UCP=[YR=1993] W30 BAS=[YR=1993] N3W14 PTO=[YR=2006] N3 W3 S3
E3\$ W19 S3 UST=[YR=1993] W10UOP=[YR=1993] W20S18E20
N18\$S18E10 N18\$S21E10S7E13N7 E10N21\$S18E30N18\$PTR= E20
UOP=[YR=2006] E13 STR=[YR=2006] E16 S4 W16 N4\$ S4 E20 S10
FUS=[YR=1993] S24 W10 S7 W13 N7 W10 N24 E33\$W33 N14\$ W20\$.

TOTAL OB/XF									
1,100									

Common: 22,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	5000	IMPROVED AG			
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	1,920	100	2020	1,920	42,805
UCP	840	20	2020	168	3,745
TOTALS	2,760			2,088	46,551

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6500	01	2,088	64.2390	25.05	52,304	2015	2015	0	0	0	11.00	89.00	
4 GARAGE RES 0% - 0 Heated Area: 1920 HX Base Yr													
143260UCP2020 3260BAS2020													
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