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

FERGUSON JAMES B & ELIZABETH D
575750 LESSIE RD
HILLIARD, FL 32046

2026

40-4N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

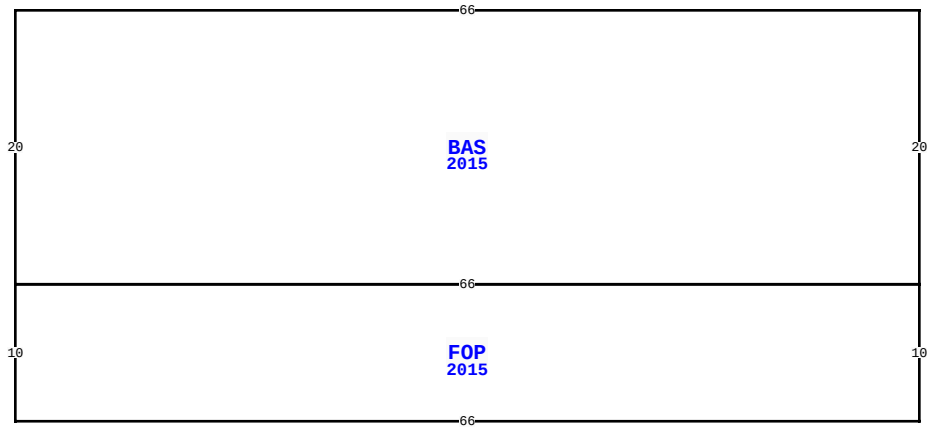
DOR CODE 5501 TIMBER 2-2 SI 80-89
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	2015	1,320	176,537
FOP	660	30	2015	198	26,480
TOTALS	1,980			1,518	203,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	133.7220	140.41	213,142	2015	2015	0	0	0	4.75	95.25

1 SINGLE FAM 100% - 2019 Heated Area: 1320 HX Base Yr 2019



575750 LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,018
TOTAL MARKET OB/XF VALUE		17,328
TOTAL LAND VALUE - MARKET		371,140
TOTAL MARKET VALUE		246,807
SOH/AGL Deduction		79,783
ASSESSED VALUE		167,024
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,613
TOTAL JUST VALUE		591,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328071	NEW CONSTR	135,302	12/01/2013
B26166	AGRICULTURAL BARN	0	06/01/2012

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=2015] W66 S20 FOP=[YR=2015] S10 E66 N10 W66$ E66 N20$.

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
1	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2012	2012	3	100	6,000	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2012	2012	3	45	1,944	
3	0680	POLE SHED	0	100	0	0	340.00	SF	10.00	10.00	100	2012	2012	3	60	2,040	
4	0681	POLE SHED	0	100	34	24	816.00	SF	15.00	15.00	100	2012	2012	3	60	7,344	

LAND DESCRIPTION

TOTAL OB/XF 17,328

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	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	370.00	370.00	1,110							
4	005100	A	CROPLAND1	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	375.00	375.00	1,125							
5	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	23.74	AC		1.00	1.00	1.00	515.00	515.00	12,226							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	32.74	AC		1.00	1.00	1.00	11,000.00	11,000.00	360,140							

REVIEW DATE 04/07/2026 BY TWA Total Acres: 32.74 Total Land Value: 26,461 Market: 360,140 Agricultural: 15,461 Common: 11,000 PRINTED 07/09/2026 BY SYS