

HOLDEN PHILLIP A & CHARLOTTE C
3790 COASTAL COVE CIR
JACKSONVILLE, FL 32224

27-3N-24-2020-0008-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		25	MOD METAL 100							6500	01	840	58.1900	20.37	17,111	2021	2021		0	0	1.00	99.00	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100							1 GARAGE RES - 0% - 0														Heated Area: 840										HX Base Yr				
Roof Cover		12	MODULAR MT 100							24 35 BAS 2021 35 24															BUILDING MARKET VALUE					16,940								
Interior Wall			N/A 100																						TOTAL MARKET OB/XF VALUE					0								
Interior Floo		03	CONC FINSH 100																						TOTAL LAND VALUE - MARKET					179,100								
Air Condition		99	N/A 100																						TOTAL MARKET VALUE					72,903								
Heating Type			N/A 100																						SOH/AGL Deduction					0								
Bedrooms			0 100																						ASSESSED VALUE					72,903								
Bathrooms			0 100																						TOTAL EXEMPTION VALUE					0								
Frame		05	STEEL 100																						BASE TAXABLE VALUE					72,903								
Stories		0	0 100																						TOTAL JUST VALUE					196,040								
Units			0 100																						NCON VALUE					0								
Occupancy		00	NONE 100							INCOME VALUE																												
										PREVIOUS YEAR MKT VALUE					158,630																							
Quality		06	Quality Level 06																																			
DOR CODE		5000	IMPROVED AG																																			
MAP NUM			MKT AREA				09																															
NEIGHBORHOOD/LOC		9001.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	840	100	840	16,940																																		
TOTALS		840		840	16,940																																	
EXTRA FEATURES										457007 OLD DIXIE HWY, CALLAHAN										BLD DATE				LGL DATE		06/13/2023		MLU										
L N	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																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RURAL HOME	0		OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	30,000.00	30,000.00	51,000																					
2	005601	A	TIMB2-3 SI	0		OR			9.48	AC		1.00	1.00	1.00	350.00	350.00	3,318																					
3	005600	A	TIMBER 3 SI	0		OR			3.42	AC		1.00	1.00	1.00	410.00	410.00	1,402																					
4	005900	A	TIMB WETLAND	0		OR			5.40	AC		1.00	1.00	1.00	45.00	45.00	243																					
5	009910	M	MKT.VAL.AG	0		OR			18.30	AC		1.00	1.00	1.00	7,000.00	7,000.00	128,100																					
REVIEW DATE		08/31/2022		BY	WW		Total Acres: 20.00		Total Land Value: 55,963		Market: 128,100		Agricultural: 4,963		Common: 51,000		PRINTED 08/02/2023 BY SYS																					