LOTS 8 & 9
IN OR 2388/1649
CORNWALL SURVEY

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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

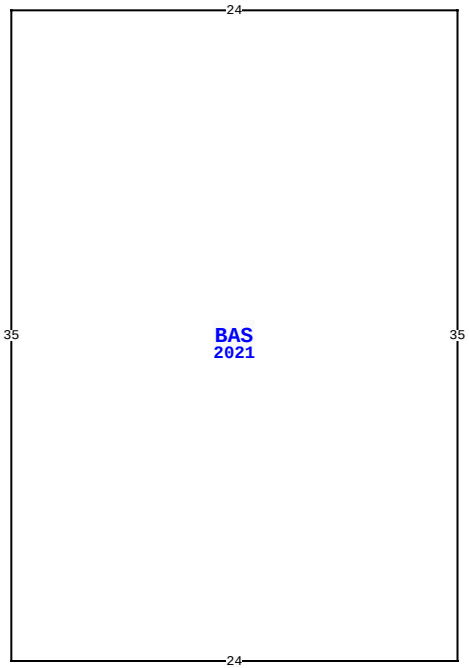
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,769
TOTALS	840		840	16,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	20.37	17,111	2021	2021	0	0	0	2.00	98.00

1 GARAGE RES – 0% - 0 Heated Area: 840 HX Base Yr



457007 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	16,769
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	179,100
TOTAL MARKET VALUE	72,749
SOH/AGL Deduction	0
ASSESSED VALUE	72,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,749
TOTAL JUST VALUE	195,869
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008312	NEW CONSTR	536,678	06/24/2021
21006232	840SF MTL BLDG	43,075	05/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/0926	2/24/2022	QC	U	I	11	100
GRANTOR: STREETER WINSTON						
GRANTEE: HOLDEN PHILLIP						
2388/1649	9/01/2020	WD	Q	V	01	135,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: HOLDEN PHILLIP A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S35 E24 N35$.

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	RURAL HOME	0		RS-E	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		RS-E			9.48	AC		1.00	1.00	1.00	350.00	350.00	3,318							
3	005600	A	TIMBER 3 SI	0		RS-E			3.42	AC		1.00	1.00	1.00	415.00	415.00	1,419							
4	005900	A	TIMB WETLAND	0		RS-E			5.40	AC		1.00	1.00	1.00	45.00	45.00	243							
5	009910	M	MKT.VAL.AG	0		RS-E			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: 55,980 Market: 128,100 Agricultural: 4,980 Common: 51,000 PRINTED 08/06/2024 BY SYS