LOTS 8 & 9
IN OR 2388/1649
CORNWALL SURVEY

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

2026

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

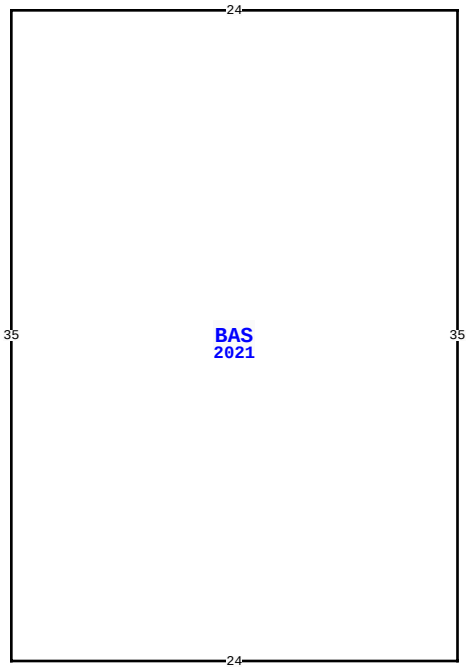
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2021	840	18,298
TOTALS	840			840	18,298

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	22.69	19,060	2021	2021	0	0	0	4.00	96.00

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



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	18,298
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	260,000
TOTAL MARKET VALUE	45,147
SOH/AGL Deduction	0
ASSESSED VALUE	45,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,147
TOTAL JUST VALUE	278,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,392

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 &						

457007 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

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	AGRICULTURAL	0		RS-E	0.00	0.00	1.70	AC		1.00	1.00	1.00	13,000.00	13,000.00	22,100							
2	005601	A	TIMBER 3 P S	0		RS-E			9.48	AC		1.00	1.00	1.00	330.00	330.00	3,128							
3	005600	A	TIMBER 3 N S	0		RS-E			3.42	AC		1.00	1.00	1.00	395.00	395.00	1,351							
4	005900	A	TIMBER WETLA	0		RS-E			5.40	AC		1.00	1.00	1.00	50.00	50.00	270							
5	009910	M	MARKET VALUE	0		RS-E			18.30	AC		1.00	1.00	1.00	13,000.00	13,000.00	237,900							

REVIEW DATE 01/09/2026 BY WWX Total Acres: 20.00 Total Land Value: 26,849 Market: 237,900 Agricultural: 4,749 Common: 22,100 PRINTED 07/09/2026 BY SYS