PT OF LOT 4 (S-1)
IN OR 2259/1393
STATEMENT PT OR 1793/1690

BOHANAN PRESTON JR
29065 YELLOW OAK CT
HILLIARD, FL 32046

2023

41-4N-23-1512-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

YELLOW OAK CT, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	98,230
TOTAL MARKET VALUE	98,230
SOH/AGL Deduction	43,179
ASSESSED VALUE	55,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,051
TOTAL JUST VALUE	98,230
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1393	2/28/2019	WD	Q	V	01	43,500
GRANTOR: HALL FORREST G & BREN						
GRANTEE: BOHANAN PRESTON JR						
1300/1678	3/09/2005	WD	Q	V		48,000
GRANTOR: SUTTON HELEN KELLY						
GRANTEE: HALL FORREST & BREN						

BUILDING NOTES

BUILDING DIMENSIONS

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	5.17	AC		1.00	1.00	1.00	19,000.00	19,000.00	98,230							

REVIEW DATE 06/14/2023 BY MLU Total Acres: 5.17 Total Land Value: 98,230 Market: 0 Agricultural: 0 Common: 98,230 PRINTED 08/02/2023 BY SYS