BLOCK 8 LOT 2
IN OR 700 PG 1283
SHEFFIELD VILLAGE PB 5/28 & 29

BOHANAN PRESTON L JR
29065 YELLOW OAK CT
HILLIARD, FL 32046

2024

37-1N-25-299S-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

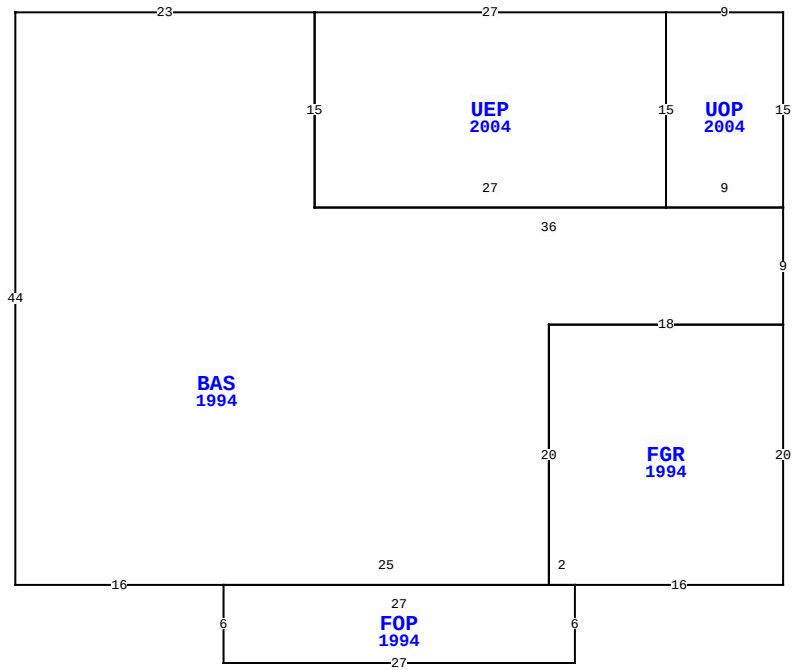
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1,696	179,539
FGR	360	55	198	20,960
FOP	162	30	49	5,187
UEP	405	60	243	25,724
UOP	135	20	27	2,858
TOTALS	2,758		2,213	234,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,213	110.7000	138.38	306,235	1994	1995	0	0	0	23.50	76.50

1 SNGL FAM – 0% - 0 Heated Area: 1696 HX Base Yr



54198 JERRA RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	234,270
TOTAL MARKET OB/XF VALUE	10,667
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	289,937
SOH/AGL Deduction	35,264
ASSESSED VALUE	254,673
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,673
TOTAL JUST VALUE	289,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E10494	REMODEL	800	11/01/2002
B941154	NEW CONSTR	76,000	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0700/1283	3/17/1994	QC	U	V	01	100
GRANTOR: BOHANAN PRESTON L SR						
GRANTEE: BOHANAN PRESTON L J						
0593/1013	3/27/1990	WD	Q	V		15,500
GRANTOR: H M S AMELIA INC						
GRANTEE: BOHANAN PRESTON SR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2004] W9 UEP=[YR=2004] W27 BAS=[YR=1994] W23 S44 E16 FOP=[YR=1994] S6 E27 N6 FGR=[YR=1994] E16 N20 W18 S20 E2 $ W27 $ E25 N20 E18 N9 W36 N15 $ S15 E27 N15 $ S15 E9 N15 $.

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	0811	CONCRETE B	0	0	0	0	522.00	SF	5.20	5.20	100	1994	1994	3	68	1,846	
2	0812	CONCRETE C	0	0	0	0	1,736.00	SF	4.00	4.00	100	1995	1995	3	70	4,861	
3	0940	SHEDS/PORT	0	0	10	24	240.00	SF	30.00	30.00	100	2012	2012	3	55	3,960	

LAND DESCRIPTION

TOTAL OB/XF 10,667

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	000100	C	SFR	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS