

BLOCK 8 LOT 3
IN OR 490 PG 438
R 224135 & R 224136

BOHANAN PRESTON L
29065 YELLOW OAK COURT
HILLIARD, FL 32046

2024

37-1N-25-299S-0008-0030



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	02	WALL BOARD 100	0820	02	1,039	99.2000	69.44	72,148	1984	1984	0	0	0	70.00	30.00	STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0													Heated Area: 984																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr																			
Interior Wall	04	PLYWOOD 50														VALUATION BY																			
Interior Wall	05	DRYWALL 50														BUILDING MARKET VALUE										21,644									
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE										720									
Interior Floo	08	SHT VINYL 20														TOTAL LAND VALUE - MARKET										45,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										67,364									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										19,477									
Bedrooms	2	100														ASSESSED VALUE										47,887									
Bathrooms	2	100														TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										47,887									
Stories	1.	1. 100														TOTAL JUST VALUE										67,364									
Units	0	100	NCON VALUE										0																						
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										65,818												
Quality		03	Quality Level 03																																
DOR CODE		0200 MOBILE HOME																																	
MAP NUM		MKT AREA													08																				
NEIGHBORHOOD/LOC		8026.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	984	100	984	20,499																															
PTO	192	5	10	208																															
UOP	180	25	45	938																															
TOTALS		1,356	1,039	21,644																															
EXTRA FEATURES					54170 JERRA RD, CALLAHAN																														
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																				
1	0940	SHEDS/PORT	0 0	12 10	120.00	SF	30.00	30.00	100	1986	1986	3	20	720																					
																	SALES DATA																		
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																												
0490/0438		6/01/1986	WD U	V			8,900																												
GRANTOR:																																			
GRANTEE:																																			
0410/0044		1/01/1984	CD	Q	V		8,900																												
GRANTOR:																																			
GRANTEE:																																			
BUILDING NOTES																																			
BUILDING DIMENSIONS																																			
BAS=[YR=1993] W23 UOP=[YR=1993] N10 W18 S10 E18\$ W18 S24 E25 PTO=[YR=2007] S12 E16 N12 W16\$ E16 N24\$.																																			
LAND DESCRIPTION										TOTAL OB/XF										720															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																		
REVIEW DATE 11/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS																																			