

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

2025

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



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

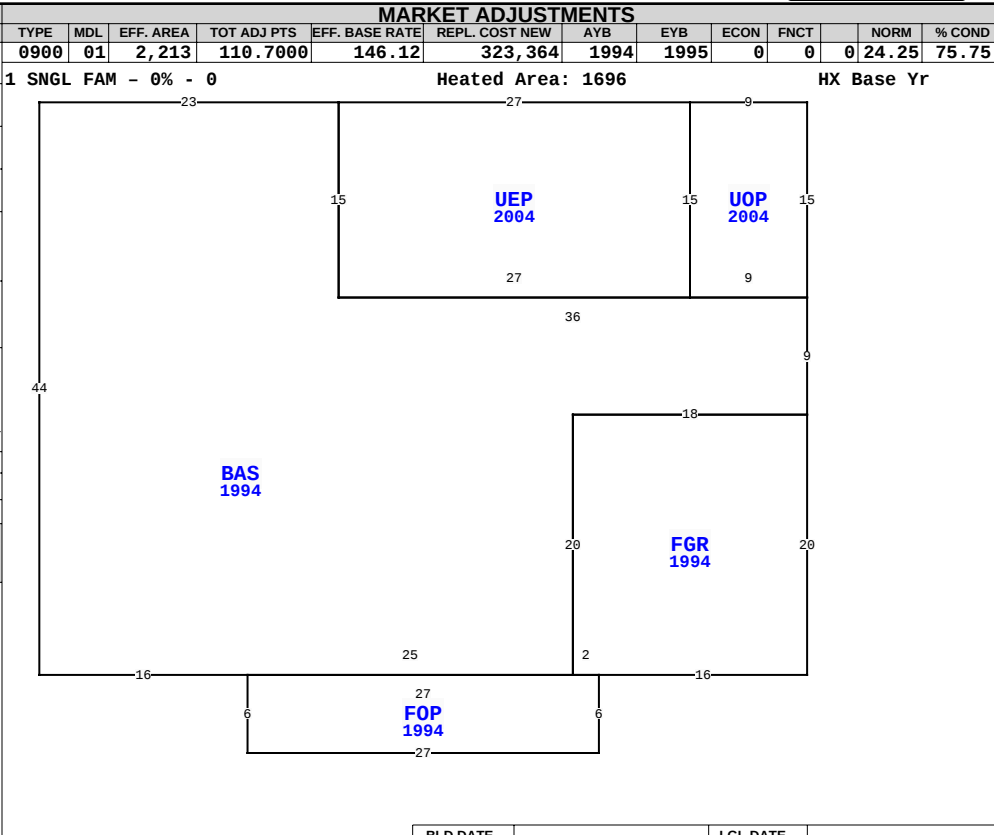
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1994	1,696	187,724
FGR	360	55	1994	198	21,916
FOP	162	30	1994	49	5,424
UEP	405	60	2004	243	26,897
UOP	135	20	2004	27	2,988
TOTALS	2,758			2,213	244,948

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0811	CONCRETE B	0	0	0	0	522.00	SF	5.20	5.20	100	1994	1994	3	66	1,792	
2	0812	CONCRETE C	0	0	0	0	1,736.00	SF	4.00	4.00	100	1995	1995	3	68	4,722	
3	0940	SHEDS/PORT	0	0	10	24	240.00	SF	30.00	30.00	100	2012	2012	3	50	3,600	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



54198 JERRA RD, CALLAHAN	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF		
10,114		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		244,948	
TOTAL MARKET OB/XF VALUE		10,114	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		305,062	
SOH/AGL Deduction		24,922	
ASSESSED VALUE		280,140	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		280,140	
TOTAL JUST VALUE		305,062	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,937	

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	Q	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 \$.		