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

BOHANAN PRESTON L
29065 YELLOW OAK COURT
HILLIARD, FL 32046

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

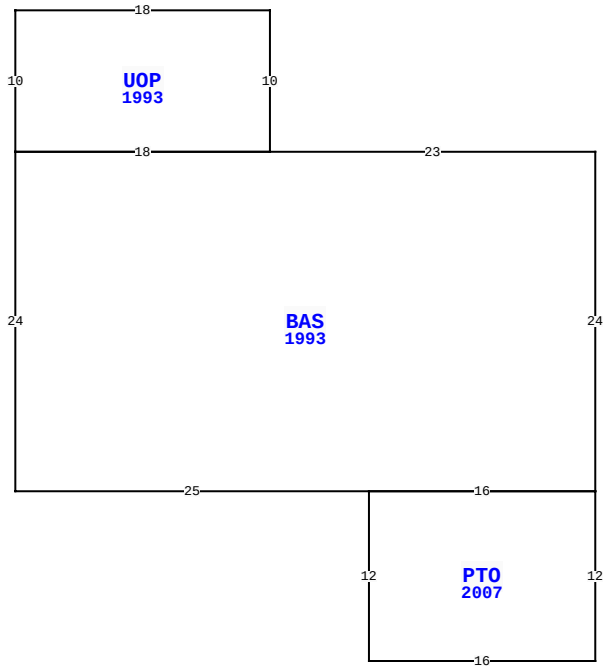
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	23,427
PTO	192	5	2007	10	238
UOP	180	25	1993	45	1,071
TOTALS	1,356			1,039	24,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,039	99.2000	79.36	82,455	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 984 HX Base Yr



54170 JERRA RD, CALLAHAN

BLD DATE	05/15/2008	JW	LGL DATE	
XF DATE	05/15/2008	JW	LAND DATE	03/31/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	24,736
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	75,456
SOH/AGL Deduction	22,780
ASSESSED VALUE	52,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,676
TOTAL JUST VALUE	75,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E973826	CHNGE SRVC	0	06/01/1997

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$.

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	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1986	1986	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	RES	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS