PT LOT 4
(EX PT IN OR 2259/1393)
OAKLEAF PB 6/324

BOHANAN PRESTON L
54198 JERRA RD
CALLAHAN, FL 32011

2026

41-4N-23-1512-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

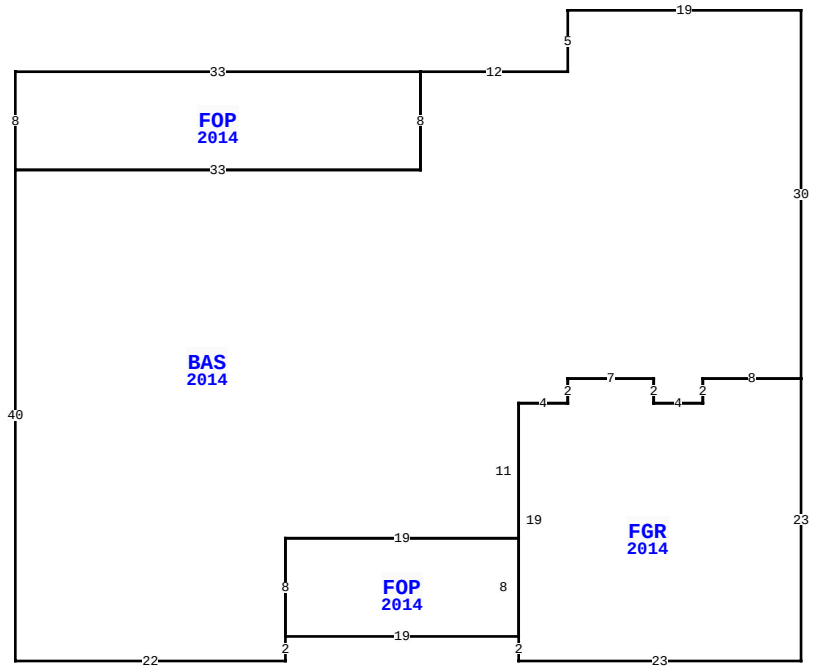
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2014	2,200	328,612
FGR	513	55	2014	282	42,122
FOP	152	30	2014	46	6,871
FOP	264	30	2014	79	11,800
TOTALS	3,129			2,607	389,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,607	117.1200	162.80	424,420	2014	2014	0	0	0	8.25	91.75

1 SNGL FAM 0% - 2026 Heated Area: 2200 HX Base Yr



29053 YELLOW OAK CT, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	11/19/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	389,405
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	159,600
TOTAL MARKET VALUE	428,672
SOH/AGL Deduction	0
ASSESSED VALUE	428,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	428,672
TOTAL JUST VALUE	549,005
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	800,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428407	CO ISSUED	0	07/24/2014
B1428407	NEW CONSTR	263,091	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2164/0786	12/08/2017	WD	U	V	37	75,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: BOHANAN PRESTON & D						
2151/1479	10/11/2017	WD	Q	I	01	275,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: BOHANAN PRESTON L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 S5 W12 FOP=[YR=2014] W33 S8 E33 N8$ S8 W33 S40 E22 N2 FOP=[YR=2014] E19 FGR=[YR=2014] S2 E23 N23 W8 S2 W4 N2 W7 S2 W4 S19$ N8 W19 S8$ N8 E19 N11 E4 N2 E7 S2 E4 N2 E8 N30$.

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	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	1.76	AC		1.00	1.00	1.00	21,000.00	21,000.00	36,960							
2	005600	A	TIMBER 3 N S	0	0004	OR	0.00	0.00	5.84	AC		1.00	1.00	1.00	395.00	395.00	2,307							
3	009910	M	MARKET VALUE	0	0004	OR	0.00	0.00	5.84	AC		1.00	1.00	1.00	21,000.00	21,000.00	122,640							

REVIEW DATE 06/08/2026 BY WWA Total Acres: 7.60 Total Land Value: 39,267 Market: 122,640 Agricultural: 2,307 Common: 36,960 PRINTED 07/09/2026 BY SYS