

LOT 6
IN OR 1511/279
(EX OR 1086/570 & OR 2240/788)

BOSWELL RONALD & MAROLYN TRUST/BOSWELL RONALD E TR
96002 SKY LN
YULEE, FL 32097

2023

25-2N-28-0600-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	1,875	209,370
FGR	552	55	304	33,946
FOP	45	30	14	1,563
FOP	75	30	22	2,457
FSP	190	40	76	8,487
PTO	120	5	6	670

TOTALS 2,857 2,297 256,491

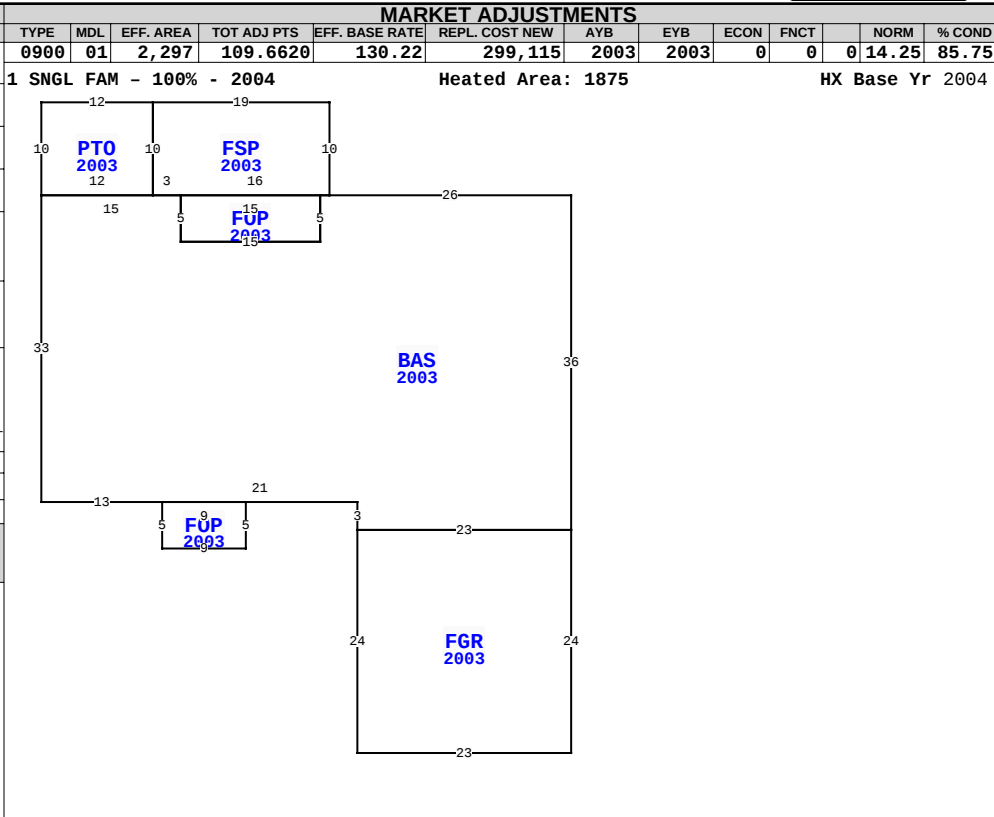
EXTRA FEATURES

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
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
3	0812	CONCRETE C	0 100	0	0	1,938.00	SF	4.00	4.00	100	2003	2003	3	84	6,512	
4	0803	ASPHALT C	0 100	0	0	1,853.00	SF	2.00	2.00	100	1997	1997	3	50	1,853	
5	1127	BRICK 8"	0 100	0	0	30.00	SF	11.00	11.00	100	2003	2003	3	96	317	
6	0812	CONCRETE C	0 100	50	30	1,500.00	SF	4.00	4.00	100	1997	1997	3	75	4,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 02/15/2019 BY KW



96002 SKY LN, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/20/2023 MLU

TOTAL OB/XF																	16,262
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		367,257			
TOTAL MARKET OB/XF VALUE		16,262			
TOTAL LAND VALUE - MARKET		78,400			
TOTAL MARKET VALUE		461,919			
SOH/AGL Deduction		182,685			
ASSESSED VALUE		279,234			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		229,234			
TOTAL JUST VALUE		461,919			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		356,704			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
80210315	NEW CONSTR	137,460	10/01/2002
973817	CHNGE SRVC	0	06/01/1997
9703696	NEW CONSTR	67,500	01/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/0279	7/09/2007	WD	U	I	01	100
GRANTOR: BOSWELL RONALD E						
GRANTEE: BOSWELL RONALD E TR						
0739/0353	9/14/1995	WD	Q	V		25,700
GRANTOR: MONTGOMERY LARRY W &						
GRANTEE: BOSWELL RONALD E						

BUILDING NOTES																
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BUILDING DIMENSIONS

BAS=[YR=2003] W26 FSP=[YR=2003] N10 W19 PTO=[YR=2003] W12 S10
E12 N10\$ S10 E3 FOP=[YR=2003] S5 E15 N5 W15\$ E16\$ W1 S5 W15
N5 W15 S33 E13 FOP=[YR=2003] S5 E9 N5 W9\$ E21 S3
FGR=[YR=2003] S24 E23 N24 W23\$ E23 N36\$.

REVIEW DATE	02/15/2019	BY	KW	Total Acres: 0.98	Total Land Value: 78,400	Market: 0	Agricultural: 0	Common: 78,400	PRINTED 08/02/2023 BY SYS
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