

PT OF GOVT LOT 2 IN SEC
28-2N-23E IN OR 2382/991
LYING SOUTH OF OR 2382/986

ROWELL JOHN RANDY & BELINDA C
19516 BLUE MOON DR
HILLIARD, FL 32046

2023

28-2N-23-0000-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	08 WD ON PLY 50
Exterior Wall	20 FACE BRICK 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	08 SHT VINYL 80
Interior Floo	13 LVT/LAMNT 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	0 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100	2,172	156,950
FEP	270	80	216	15,608
FEP	450	80	360	26,014
FEP	960	80	768	55,496
FOP	35	30	10	723

TOTALS	3,887	3,526	254,791
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0204	BARN MTL 1	0	0	40	50	2,000.00	SF	16.00	16.00	
3	0511	GARAGE CB-	0	0	13	21	273.00	SF	40.00	40.00	
4	0681	POLE SHED	0	0	12	21	252.00	SF	15.00	15.00	
7	0680	POLE SHED	0	0	50	12	600.00	SF	10.00	10.00	
8	0681	POLE SHED	0	0	50	12	600.00	SF	15.00	15.00	
13	0866	POOL FIBER	0	0	0	0	312.00	SF	54.00	54.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	4.70	AC	

REVIEW DATE	09/14/2020	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,526	105.4665	95.18	335,605	1980	1989	0	0	24.08	75.92
1 SINGLE FAM - 0% - 0											
Heated Area: 2172											
HX Base Yr											

19617 BLUE MOON DR, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/16/2023	MLU
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			254,791
TOTAL MARKET OB/XF VALUE			20,337
TOTAL LAND VALUE - MARKET			117,500
TOTAL MARKET VALUE			392,628
SOH/AGL Deduction			73,175
ASSESSED VALUE			319,453
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			319,453
TOTAL JUST VALUE			392,628
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M023901	MH MOVE-ON	0	08/01/2002
MH98	MH MOVE-ON	0	05/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2382/0991	8/04/2020	WD	U	I	11	100	
GRANTOR: ROWELL SANDRA JOYCE							
GRANTEE: ROWELL JOHN RANDY &							
0810/1757	10/23/1997	QC	U	I	06	31,571	
GRANTOR: JOHNSON DONALD LEE							
GRANTEE: ROWELL JOHNNY & SAN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 FEP=[YR=2001] N10 W10 FOP=[YR=2001] N5 W7 S5 E7\$ W17 S10 E27\$ W27 S18 FEP=[YR=2005] W40 S24 E40 N24\$ S28 E27 FEP=[YR=2001] E30 N15 W30 S15\$ N15 E30 N31\$.											

TOTAL OB/XF											
20,337											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	4.70	AC	

Market:	0	Agricultural:	0	Common:	117,500	PRINTED 08/02/2023 BY SYS
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