

PT OF NE1/4 OF SE1/4
IN OR 853/1167
ESMTS OR 535/1228 & OR 555/405

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

2023

28-2N-23-0000-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 09

NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	300	15	45	3,448
BAS	1,192	100	1,192	91,317
FST	84	55	46	3,524
FUS	871	100	871	66,725
STR	45	10	4	307
UOP	192	20	38	2,911
UOP	352	20	70	5,362

TOTALS 3,036 2,266 173,593

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
5	0510	GARAGE WD-	0 100	21	13	273.00	SF	28.00	28.00	100	2001	2001	3	30	2,293	
6	0681	POLE SHED	0 100	29	8	232.00	SF	11.25	11.25	100	2001	2001	3	30	783	
7	0350	CARPORT WD	0 100	21	16	336.00	SF	13.00	13.00	100	2010	2010	3	50	2,184	
8	0350	CARPORT WD	0 100	21	16	336.00	SF	13.00	13.00	100	2010	2010	3	50	2,184	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,500							

REVIEW DATE 01/14/2021 BY WWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,266	100.4500	90.66	205,436	1988	1988	0	0	0	15.50	84.50

1 SINGLE FAM - 100% - 0

Heated Area: 2063

HX Base Yr

The floor plan diagram illustrates the layout of a single-family home with various rooms and their market values. The rooms are labeled as follows:

- UOP 1243**: Utility Room, 1243 sq ft.
- FST 1993**: Foyer, 1993 sq ft.
- BAS 1993**: Bathroom, 1993 sq ft.
- FUS 1993**: Foyer, 1993 sq ft.
- BAL 2006**: Bathroom, 2006 sq ft.
- S1515 2006**: Suite 1515, 2006 sq ft.

The diagram shows the spatial arrangement of these rooms, including walls, doors, and windows. The rooms are connected by a central hallway. The overall layout is rectangular with a central corridor connecting the rooms.

19516 BLUE MOON DR, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/13/2023 MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				173,593	
TOTAL MARKET OB/XF VALUE				7,444	
TOTAL LAND VALUE - MARKET				34,500	
TOTAL MARKET VALUE				215,537	
SOH/AGL Deduction				95,151	
ASSESSED VALUE				120,386	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				70,386	
TOTAL JUST VALUE				215,537	
NCON VALUE				4,368	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				191,856	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4524	N/A	71,470	11/30/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0853/1167	10/26/1998	QC	U	I	06	49,700
GRANTOR: ROWELL RANDY & BELIND						
GRANTEE: ROWELL RANDY & BELI						
0773/0479	10/07/1996	WD	U	I	01	100
GRANTOR: ROWELL RANDY & BELIND						
GRANTEE: ROWELL BELINDA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W20 UOP=[YR=1993] N8 W24 S8 FST=[YR=1993] S6
E14 N6 W14\$ E24\$ W10 S6 W14 S23 UOP=[YR=1993] S8 E44 N8 W44\$
E44 N29\$ PTR=E15 FUS=[YR=1993] E2 N5 E41 S2 BAL=[YR=2006]
E12 S6 STR=[YR=2006] E3 S15 W3 N15\$ S21 W11 N24 W1 N3\$ S3 E1
S9 W17 S10 W27 N19\$ W15\$.

Total Acres: 1.15 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 08/02/2023 BY SYS