

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

2024

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



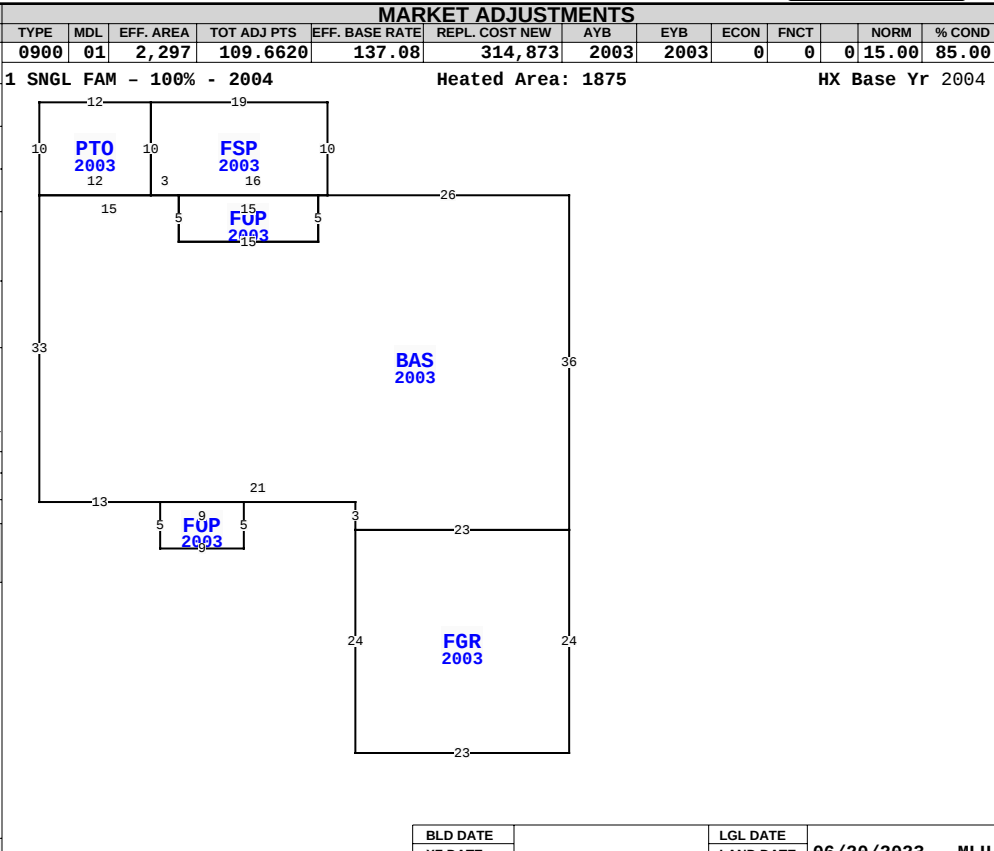
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	218,471
FGR	552	55	304	35,421
FOP	45	30	14	1,631
FOP	75	30	22	2,564
FSP	190	40	76	8,855
PTO	120	5	6	699
TOTALS	2,857		2,297	267,642

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	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,938.00	SF	4.00	4.00	
3	0803	ASPHALT C	0	100	0	0	1,853.00	SF	2.00	2.00	
4	1127	BRICK 8"	0	100	0	0	30.00	SF	11.00	11.00	
5	0812	CONCRETE C	0	100	50	30	1,500.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		OR	0.00	0.00	0.98	AC	



96002 SKY LN, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/20/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,297	109.6620	137.08	314,873	2003	2003	0	0	15.00	85.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		372,839
TOTAL MARKET OB/XF VALUE		16,026
TOTAL LAND VALUE - MARKET		78,400
TOTAL MARKET VALUE		467,265
SOH/AGL Deduction		179,654
ASSESSED VALUE		287,611
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,611
TOTAL JUST VALUE		467,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210315	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\$.											

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