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

2025

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

BUILDING CHARACTERISTICS

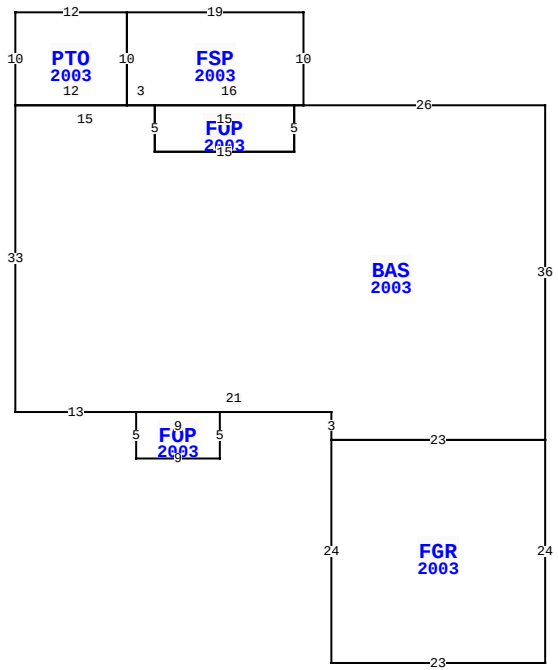
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	2003	1,875	228,660
FGR	552	55	2003	304	37,073
FOP	45	30	2003	14	1,708
FOP	75	30	2003	22	2,683
FSP	190	40	2003	76	9,268
PTO	120	5	2003	6	732
TOTALS	2,857			2,297	280,124

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	144.75	332,491	2003	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2004 Heated Area: 1875 HX Base Yr 2004



96002 SKY LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		383,443
TOTAL MARKET OB/XF VALUE		15,854
TOTAL LAND VALUE - MARKET		83,300
TOTAL MARKET VALUE		482,597
SOH/AGL Deduction		186,645
ASSESSED VALUE		295,952
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,230
TOTAL JUST VALUE		482,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,265

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	Q	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

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$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,938.00	SF	4.00	4.00	100	2003	2003	3	82	6,357	
3	0803	ASPHALT C	0	100	0	0	1,853.00	SF	2.00	2.00	100	1997	1997	3	50	1,853	
4	1127	BRICK 8"	0	100	0	0	30.00	SF	11.00	11.00	100	2003	2003	3	95	314	
5	0812	CONCRETE C	0	100	50	30	1,500.00	SF	4.00	4.00	100	1997	1997	3	72	4,320	

LAND DESCRIPTION

TOTAL OB/XF 15,854

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	000100	C	RES	100		OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	85,000.00	85,000.00	83,300							

REVIEW DATE 02/15/2019 BY KW Total Acres: 0.98 Total Land Value: 83,300 Market: 0 Agricultural: 0 Common: 83,300 PRINTED 07/30/2025 BY SYS

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

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96002 SKY LN
YULEE, FL 32097

2025

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

BUILDING CHARACTERISTICS

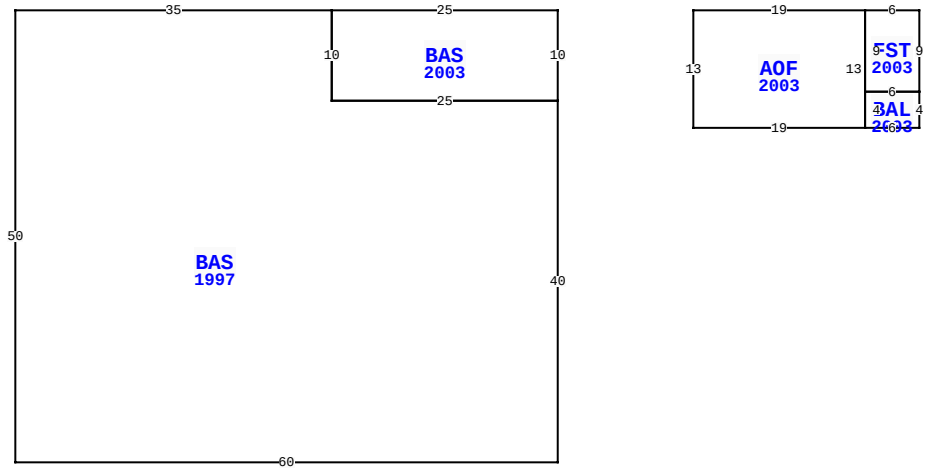
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	07	NONE 50
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		17 100
RMS		2 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	247	185	2003	457	13,494
BAL	24	15	2003	4	118
BAS	2,750	100	1997	2,750	81,203
BAS	250	100	2003	250	7,382
FST	54	70	2003	38	1,122
TOTALS	3,325			3,499	103,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	3,499	98.1790	42.95	150,282	1997	1999	0	0	0	31.25	68.75

2 AIR HANGAR – 100% - 2004 Heated Area: 3247 HX Base Yr 2004



96002 SKY LN, YULEE

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0739/0353	9/14/1995	WD	Q	V		25,700
GRANTOR: MONTGOMERY LARRY W &						
GRANTEE: BOSWELL RONALD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W25 BAS=[YR=1997] W35 S50 E60 N40 W25 N10$ S10 E25 N10$ PTR=E15 AOF=[YR=2003] E19 FST=[YR=2003] E6 S9 BAL=[YR=2003] S4 W6 N4 E6$ W6 N9$ S13 W19 N13$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/15/2019 BY KW Total Acres: 0.98 Total Land Value: 83,300 Market: 0 Agricultural: 0 Common: 83,300 PRINTED 07/30/2025 BY SYS