PT GOVT LOT 2
PT OR 1747/581

ROWELL JEREMY M & KAREN RENEE
19550 BLUE MOON DR
HILLIARD, FL 32046

2025

28-2N-23-0000-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLUE MOON DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,280
TOTAL LAND VALUE - MARKET	3,465
TOTAL MARKET VALUE	8,745
SOH/AGL Deduction	2,511
ASSESSED VALUE	6,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,234
TOTAL JUST VALUE	8,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1747/0581	7/12/2011	WD	U	I	30	100

GRANTOR: ROWELL JOHNNY & SANDR

GRANTEE: ROWELL JEREMY MICHA

BUILDING NOTES

BUILDING DIMENSIONS

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	0803	ASPHALT C	0	0	528	10	5,280.00	SF	2.00	2.00	100	2000	2000	3	50	5,280	

LAND DESCRIPTION

TOTAL OB/XF 5,280

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	0	0005	OR	0.00	0.00	0.77	AC		1.00	1.00	0.10	45,000.00	4,500.00	3,465							

REVIEW DATE 08/21/2020 BY TWA Total Acres: 0.77 Total Land Value: 3,465 Market: 0 Agricultural: 0 Common: 3,465 PRINTED 07/30/2025 BY SYS