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

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

2025

28-2N-23-0000-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	195,156
TOTAL MARKET VALUE	195,156
SOH/AGL Deduction	85,261
ASSESSED VALUE	109,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,895
TOTAL JUST VALUE	195,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	8.34	AC		1.00	1.00	1.20	19,500.00	23,400.00	195,156							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 8.34 Total Land Value: 195,156 Market: 0 Agricultural: 0 Common: 195,156 PRINTED 07/30/2025 BY SYS