PT OF GOVT LOT 2 IN SEC
28-2N-23E IN OR 2382/991
LYING SOUTH OF OR 2382/986

ROWELL JEREMY MICHAEL & KAREN RENEE
19550 BLUE MOON RD
HILLIARD, FL 32046

2026

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

BUILDING CHARACTERISTICS

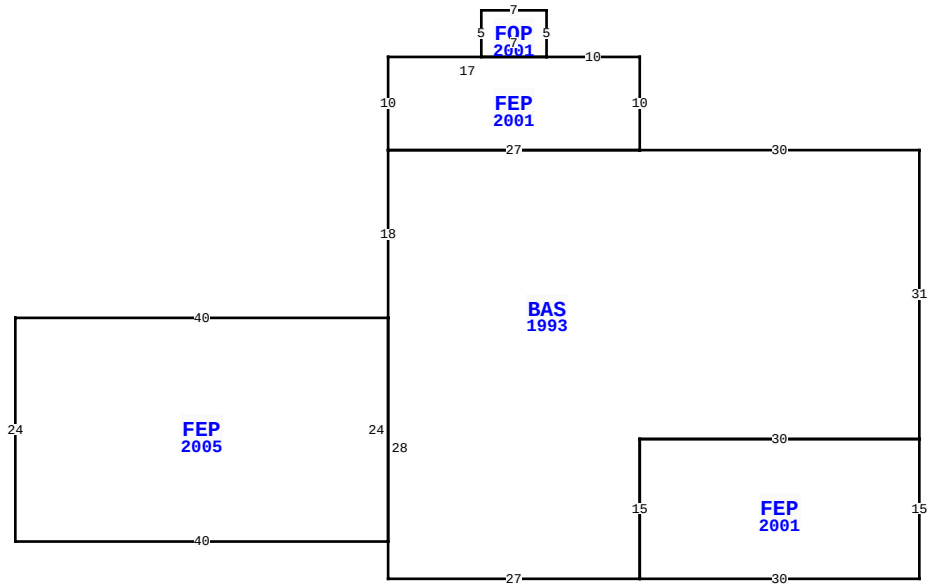
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100	1993	2,172	180,592
FEP	270	80	2001	216	17,959
FEP	450	80	2001	360	29,933
FEP	960	80	2005	768	63,855
FOP	35	30	2001	10	831
TOTALS	3,887			3,526	293,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,526	106.5015	111.83	394,313	1980	1989	0	0	0	25.65	74.35

1 SINGLE FAM 0% - 2026 Heated Area: 2172 HX Base Yr



19617 BLUE MOON DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	293,172
TOTAL MARKET OB/XF VALUE	48,793
TOTAL LAND VALUE - MARKET	131,600
TOTAL MARKET VALUE	473,565
SOH/AGL Deduction	0
ASSESSED VALUE	473,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	473,565
TOTAL JUST VALUE	473,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	440,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M023901	MH MOVE-ON	0	08/01/2002
MH98	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2835/1008	12/02/2025	QC	U	I	11	100
GRANTOR: ROWELL JOHN RANDY & B						
GRANTEE: ROWELL JEREMY MICHA						
2382/0991	8/04/2020	WD	U	I	11	100
GRANTOR: ROWELL SANDRA JOYCE						
GRANTEE: ROWELL JOHN RANDY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FEP=[YR=2001] N10 W10 FOP=[YR=2001] N5 W7 S5 E7$ W17 S10 E27$ W27 S18 FEP=[YR=2005] W40 S24 E40 N24$ S28 E27 FEP=[YR=2001] E30 N15 W30 S15$ N15 E30 N31$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
2	0204	BARN MTL 1	0	0	40	50	2,000.00	SF	16.00	16.00	100	1987	1987	3	20	6,400	
3	0511	GARAGE CB-	0	0	13	21	273.00	SF	40.00	40.00	100	1980	1980	3	29	3,167	
4	0681	POLE SHED	0	0	12	21	252.00	SF	15.00	15.00	100	1987	1987	3	20	756	
5	0680	POLE SHED	0	0	50	12	600.00	SF	10.00	10.00	100	1995	1995	3	20	1,200	
6	0681	POLE SHED	0	0	50	12	600.00	SF	15.00	15.00	100	1995	1995	3	20	1,800	
7	0860	POOL/SPA	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	2004	2004	03	85	34,000	

LAND DESCRIPTION

TOTAL OB/XF 48,793

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	0007	OR	0.00	0.00	4.70	AC		1.00	1.00	1.00	28,000.00	28,000.00	131,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.70 Total Land Value: 131,600 Market: 0 Agricultural: 0 Common: 131,600 PRINTED 07/09/2026 BY SYS