PT OF GOVT LOT 2
IN OR 1908/1168 & OR 2241/1542

BLADEN RUSSELL
86097 ATHENA LN
YULEE, FL 32097

2023

04-2N-27-0000-0003-0660

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

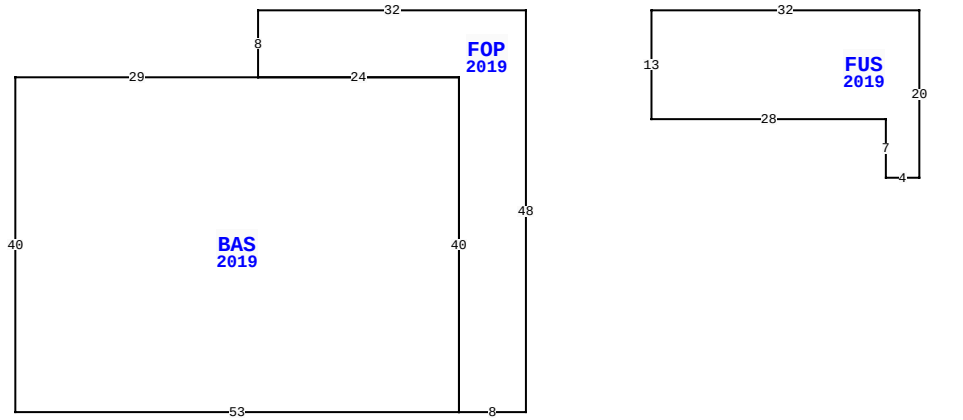
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,120	100	2,120	226,271
FOP	576	30	173	18,464
FUS	444	100	444	47,389
TOTALS	3,140		2,737	292,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,737	119.4528	107.81	295,076	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2564 HX Base Yr 2020



86097 ATHENA LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,589
TOTAL MARKET OB/XF VALUE		23,064
TOTAL LAND VALUE - MARKET		61,600
TOTAL MARKET VALUE		410,253
SOH/AGL Deduction		98,130
ASSESSED VALUE		312,123
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		262,123
TOTAL JUST VALUE		410,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010537	ADDITION	57,960	10/30/2020
18005932	NEW CONSTR	310,127	06/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2241/1542	12/05/2018	QC	U	V	11	100
GRANTOR: HARPE JOHN EVERETT ET						
GRANTEE: BLADEN RUSSELL A						
1908/1168	3/24/2014	QC	U	V	11	100
GRANTOR: BLADEN ATHENA						
GRANTEE: BLADEN ATHENA & RUS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W32 S8 BAS=[YR=2019] W29 S40 E53 N40 W24$ E24 S40 E8 N48$ PTR= E15FUS=[YR=2019] E32 S20 W4 N7 W28 N13$ W15$.

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	0855	CONC PAVER	0	100	0	0	1,160.00	SF	10.00	10.00	100	2019	2019	3	99	11,484	
2	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	2019	2019	3	90	4,680	
3	0811	CONCRETE B	0	100	0	0	1,327.00	SF	5.20	5.20	100	2021	2021	3	100	6,900	

LAND DESCRIPTION

TOTAL OB/XF 23,064

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	SFR	100		RS-1	0.00	0.00	0.77	AC		1.00	1.00	1.00	80,000.00	80,000.00	61,600							

REVIEW DATE 03/16/2021 BY NW Total Acres: 0.77 Total Land Value: 61,600 Market: 0 Agricultural: 0 Common: 61,600 PRINTED 08/02/2023 BY SYS

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BLADEN RUSSELL
86097 ATHENA LN
YULEE, FL 32097

2023

04-2N-27-0000-0003-0660

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

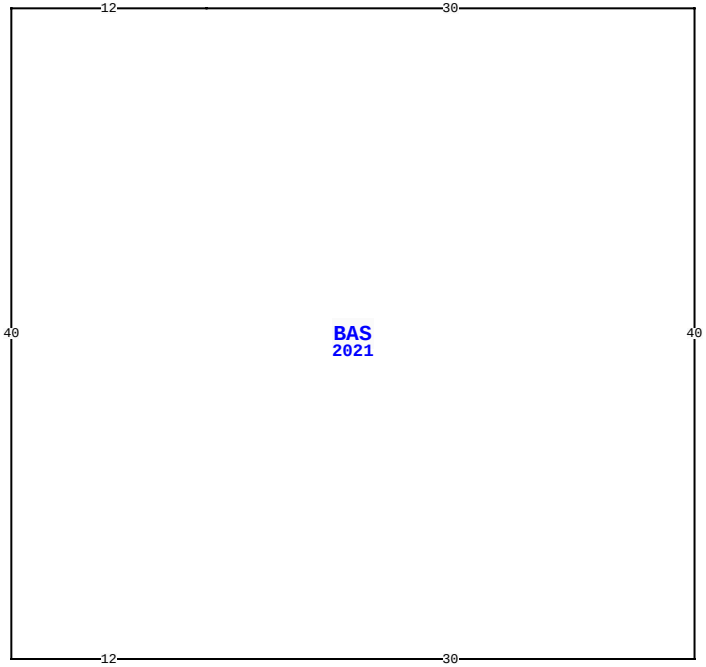
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	33,464
TOTALS	1,680		1,680	33,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,680	57.5000	20.12	33,802	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2020 Heated Area: 1680 HX Base Yr 2020



86097 ATHENA LN, YULEE

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NASSAU COUNTY PROPERTY

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GRANTOR: BLADEN ATHENA						
GRANTEE: BLADEN ATHENA & RUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 W12 S40 E12 E30 N40$.

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 03/16/2021 BY NW Total Acres: 0.77 Total Land Value: 61,600 Market: 0 Agricultural: 0 Common: 61,600 PRINTED 08/02/2023 BY SYS