

PT OF GOVT LOT 2
PT OR 1537/1457
(EX OR 1908/1168 &

HARPE JOHN EVERETT & JUDITH GAIL
86090 ATHENA LN
YULEE, FL 32097

2024

04-2N-27-0000-0003-0370



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/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	2,480	100	2,480	257,730
FGR	713	55	392	40,738
FOP	25	30	8	832
FOP	173	30	52	5,404
FOP	180	30	54	5,612

TOTALS 3,571 2,986 310,315

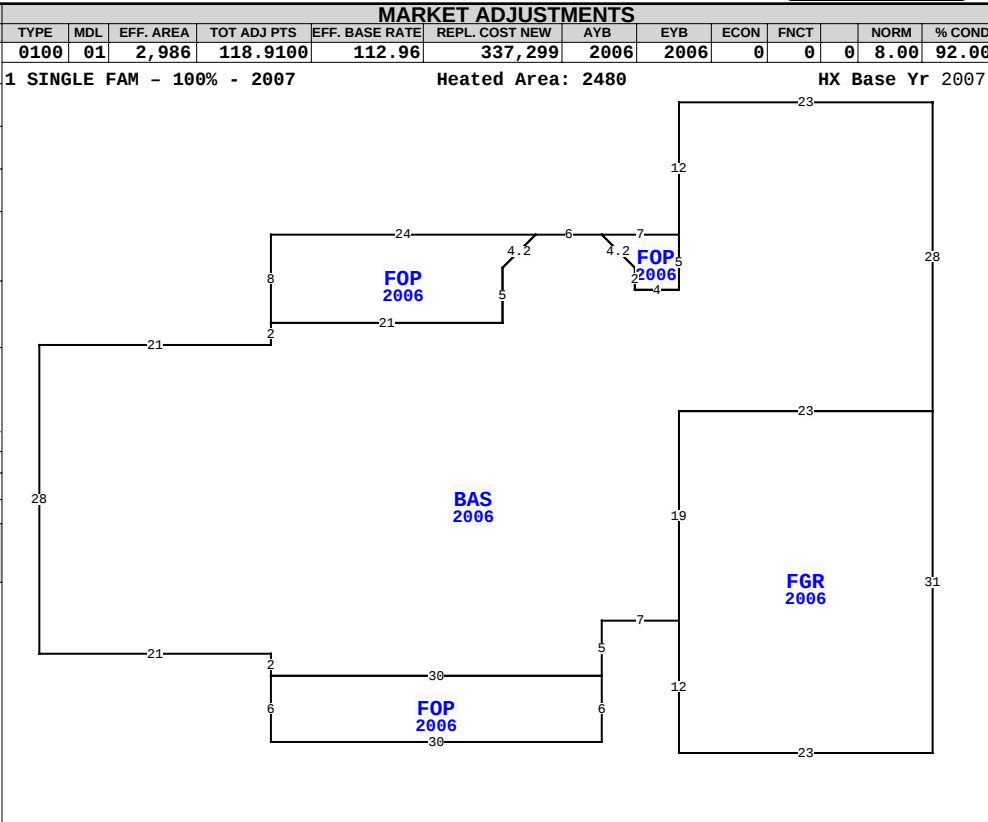
EXTRA FEATURES

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0855	CONC PAVER	0 100	0	0	1,683.00	SF	5.00	5.00	100	2006	2006	3	87	7,321	
3	0861	POOL GUNIT	0 100	0	0	480.00	SF	85.00	85.00	100	2006	2006	3	44	17,952	
4	0845	KOOL DECK	0 100	0	0	720.00	SF	7.25	7.25	100	2006	2006	3	87	4,541	
5	0810	CONCRETE A	0 100	25	10	250.00	SF	6.50	6.50	100	2007	2007	3	88	1,430	
6	0476	VF 6 SBPL	0 100	0	0	115.00	LF	32.00	32.00	100	2010	2010	3	78	2,870	
7	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	0002
2	009400	C	RIGHTOFWAY	0	0002

REVIEW DATE 04/05/2022 BY DJ



86090 ATHENA LN, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF 36,148																
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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
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LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0002	RSF-2	0.00	0.00	1.04	AC		1.00	1.00	1.00	80,000.00	80,000.00	83,200							
2	009400	C	RIGHTOFWAY	0	0002	RSF-2	0.00	0.00	0.52	AC		1.00	1.00	1.00	100.00	100.00	52							

REVIEW DATE 04/05/2022 BY DJ

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		310,315	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		83,252	
SOH/AGL Deduction		TOTAL MARKET VALUE		429,715	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		196,432	
TOTAL EXEMPTION VALUE		HX HB		233,283	
BASE TAXABLE VALUE		TOTAL JUST VALUE		50,000	
TOTAL JUST VALUE		NCON VALUE		183,283	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		429,715	
PREVIOUS YEAR MKT VALUE				0	
				417,749	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18771	SWIM POOL	16,000	11/01/2006
7525	CHNGE SRVC	0	06/28/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1537/1457	11/27/2007	QC	U	I	01	100	
GRANTOR: HARPE JOHN EVERETT							
GRANTEE: HARPE JOHN EVERETT							
0974/0663	3/08/2001	QC	U	V	01	13,000	
GRANTOR: LOVELADY MARGARET ANN							
GRANTEE: HARPE JOHN EVERETT							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=2006] W23 S12 FOP=[YR=2006] W7 D3 R3 S2 E4 N5\$ S5 W4 N2 L3 U3 W6 FOP=[YR=2006] W24 S8 E21 N5 R3 U3 \$ D3 L3 S5 W21 S2 W21 S28 E21 S2 FOP=[YR=2006] S6 E30 N6 W30\$ E30 N5 E7 FGR=[YR=2006] S12 E23 N31 W23 S19\$ N19 E23 N28\$.							