



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 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. 100	
Units	0 100	
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,120	100	2,120	236,969
FOP	576	30	173	19,338
FUS	444	100	444	49,629
TOTALS	3,140		2,737	305,936

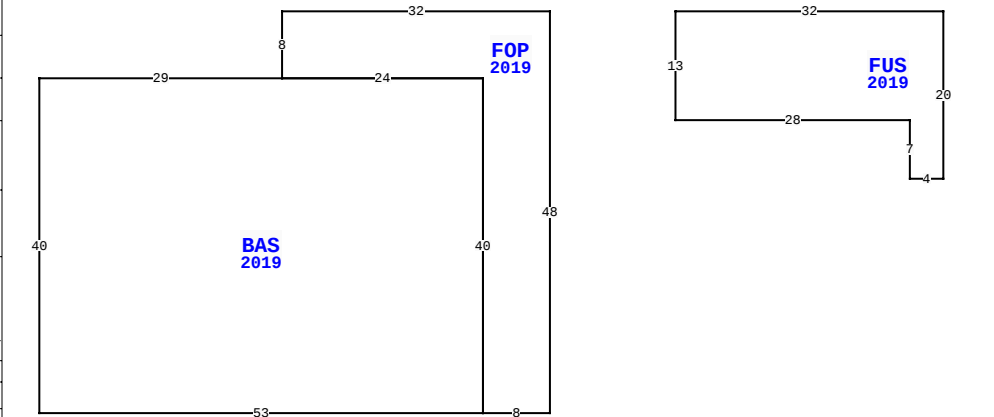
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	0	0	1,160.00	SF	10.00	10.00	100	2019	2019	3	98	11,368	
2	0350	CARPORT WD	0 100	20	20	400.00	SF	13.00	13.00	100	2019	2019	3	86	4,472	
3	0811	CONCRETE B	0 100	0	0	1,327.00	SF	5.20	5.20	100	2021	2021	3	99	6,831	

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RSF-2	0.00	0.00	0.77	AC		1.00	1.00	1.00	80,000.00	80,000.00

REVIEW DATE	03/16/2021	BY	NW
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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	113.48	310,595	2019	2019	0	0	0	1.50	98.50	
1 SINGLE FAM - 100% - 2020													
Heated Area: 2564													
HX Base Yr 2020													



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

86097 ATHENA LN, YULEE

TOTAL OB/XF																
22,671																

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22,671																

Total Acres: 0.77	Total Land Value: 61,600	Market: 0	Agricultural: 0	Common: 61,600
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		339,062
TOTAL MARKET OB/XF VALUE		22,671
TOTAL LAND VALUE - MARKET		61,600
TOTAL MARKET VALUE		423,333
SOH/AGL Deduction		101,846
ASSESSED VALUE		321,487
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		271,487
TOTAL JUST VALUE		423,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,253

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																
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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\$.																

[illegible]