



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 51,000 TOTAL MARKET VALUE 51,000 SOH/AGL Deduction 7,077 ASSESSED VALUE 43,923 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 43,923 TOTAL JUST VALUE 51,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 48,000										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 04																											
NEIGHBORHOOD/LOC 4053.00																SALES DATA OFF RECORD Number DATE TYPE INST Q / U V / I RSN CD SALE PRICE 2506/0398 10/13/2021 QC U V 11 100 GRANTOR: HARPE JOHN EVERETT & GRANTEE: BLADEN MORGAN											
TOTALS																BUILDING NOTES											
EXTRA FEATURES						ATHENA LN, YULEE										BUILDING DIMENSIONS											
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			
1	000100	C	RES	0		RSF-2	0.00	0.00	0.60	AC		1.00	1.00	1.00	85,000.00	85,000.00	51,000										
REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.60 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/30/2025 BY SYS																											