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

BLADEN RUSSELL
86097 ATHENA LN
YULEE, FL 32097

2025

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

BUILDING CHARACTERISTICS

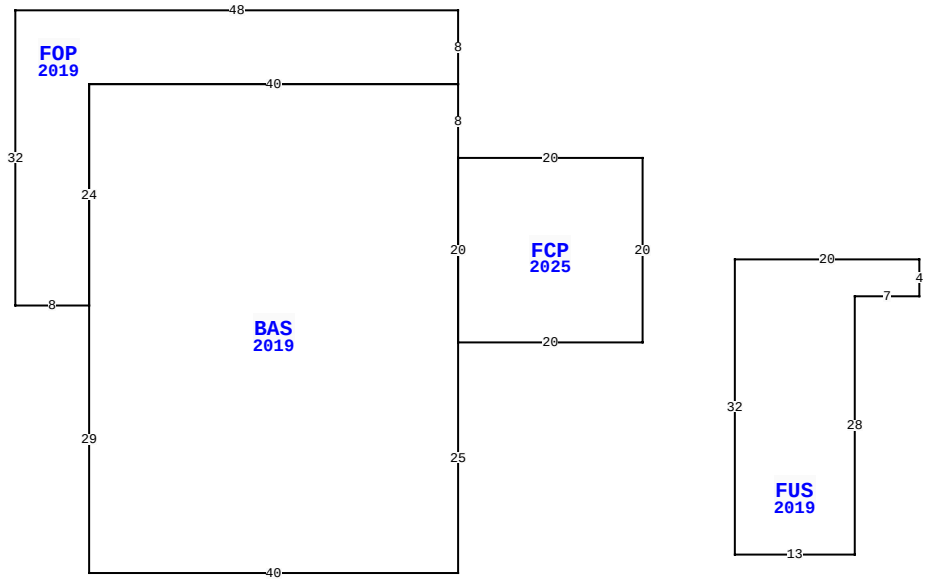
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,120	100	2019	2,120	248,169
FCP	400	25	2025	100	11,706
FOP	576	30	2019	173	20,252
FUS	444	100	2019	444	51,975
TOTALS	3,540			2,837	332,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,837	119.4528	119.45	338,880	2019	2019	0	0	0	2.00	98.00

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



86097 ATHENA LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		366,780
TOTAL MARKET OB/XF VALUE		18,083
TOTAL LAND VALUE - MARKET		65,450
TOTAL MARKET VALUE		450,313
SOH/AGL Deduction		119,503
ASSESSED VALUE		330,810
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,088
TOTAL JUST VALUE		450,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240011017	INGROUND FIBERGLA	120,990	09/26/2024
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

BAS=[YR=2019;ORIG=-50,7] S24 S29 E40 N25 N20 N8 W40 $
FOP=[YR=2019;ORIG=-10,-1] W48 S32 E8 N24 E40 N8 $
FUS=[YR=2019;ORIG=20,26] E20 S4 W7 S28 W13 N32 $
PTR=[ORIG=0,0] E15 W15 $
FCP=[YR=2025;ORIG=-10,15] E20 S20 W20 N20 $
.

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	97	11,252	
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

TOTAL OB/XF 18,083

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	100		RSF-2	0.00	0.00	0.77	AC		1.00	1.00	1.00	85,000.00	85,000.00	65,450							

REVIEW DATE 06/11/2025 BY KWX Total Acres: 0.77 Total Land Value: 65,450 Market: 0 Agricultural: 0 Common: 65,450 PRINTED 07/30/2025 BY SYS

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BLADEN RUSSELL
86097 ATHENA LN
YULEE, FL 32097

2025

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

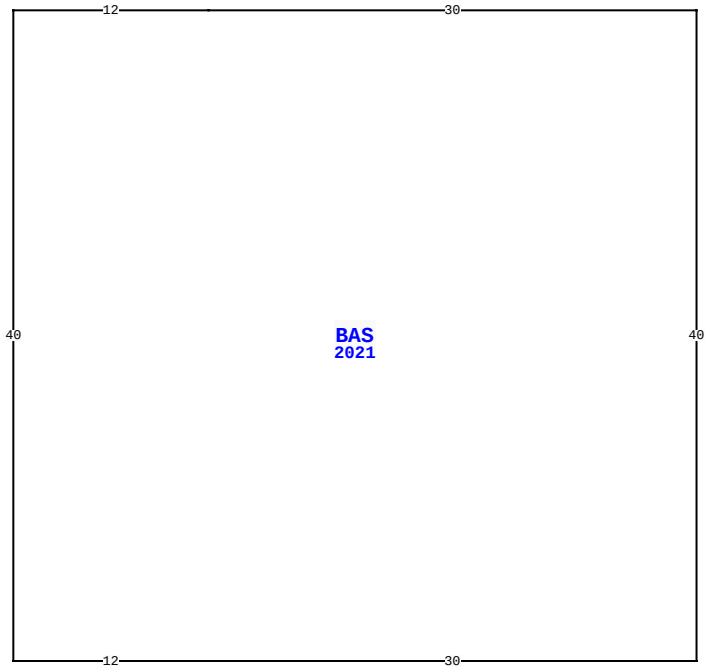
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2021	1,680	34,678
TOTALS	1,680			1,680	34,678

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	21.28	35,750	2021	2021	0	0	0	3.00	97.00

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



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1908/1168	3/24/2014	QC	U	V	11	100
GRANTOR: BLADEN ATHENA						
GRANTEE: BLADEN ATHENA & RUS						

BUILDING NOTES

BUILDING DIMENSIONS

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/11/2025 BY KWX Total Acres: 0.77 Total Land Value: 65,450 Market: 0 Agricultural: 0 Common: 65,450 PRINTED 07/30/2025 BY SYS