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

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

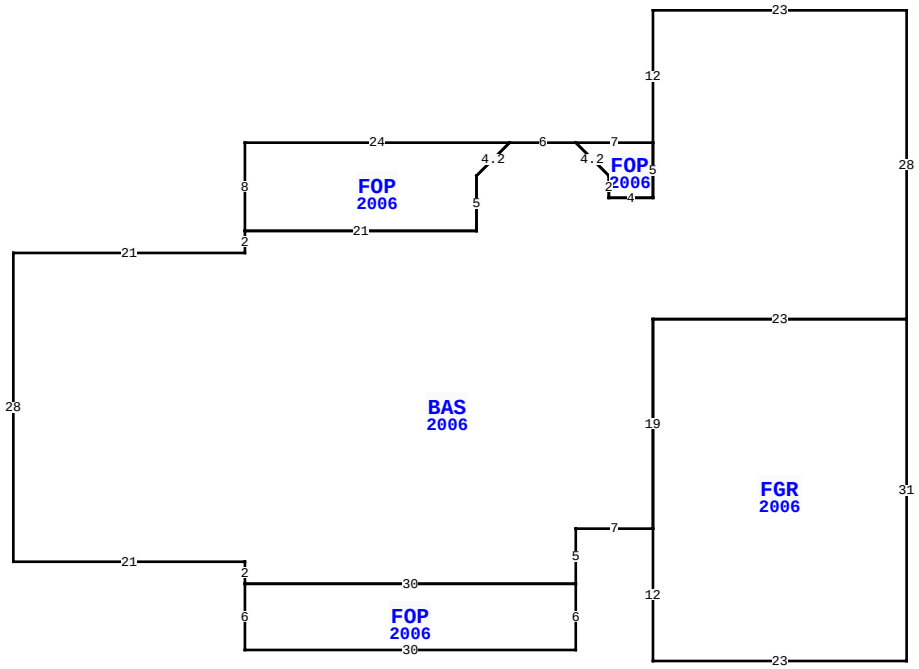
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2006	2,480	281,010
FGR	713	55	2006	392	44,418
FOP	25	30	2006	8	907
FOP	173	30	2006	52	5,892
FOP	180	30	2006	54	6,118
TOTALS	3,571			2,986	338,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,986	118.9100	124.86	372,832	2006	2006	0	0	0	9.25	90.75

1 SINGLE FAM 100% - 2007 Heated Area: 2480 HX Base Yr 2007



86090 ATHENA LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		338,345
TOTAL MARKET OB/XF VALUE		44,260
TOTAL LAND VALUE - MARKET		93,652
TOTAL MARKET VALUE		476,257
SOH/AGL Deduction		229,730
ASSESSED VALUE		246,527
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,116
TOTAL JUST VALUE		476,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,601

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	Q	I	01	100
GRANTOR: HARPE JOHN EVERETT						
GRANTEE: HARPE JOHN EVERETT						
0974/0663	3/08/2001	QC	Q	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$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 44,260

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	0002	RSF-2	0.00	0.00	1.04	AC		1.00	1.00	1.00	90,000.00	90,000.00	93,600							
2	009400	C	RIGHT-OF-WAY	0	0002	RSF-2	0.00	0.00	0.52	AC		1.00	1.00	1.00	100.00	100.00	52							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.56 Total Land Value: 93,652 Market: 0 Agricultural: 0 Common: 93,652 PRINTED 07/09/2026 BY SYS