

BLOCK 1 LOT 9
IN OR 2099/1590
LOFTON BLUFF 2 PB 4/92 & 93

ATEN CATHY G & STEPHEN MICHAEL
85732 BLACKMON RD
YULEE, FL 32097

2026

43-2N-27-4621-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

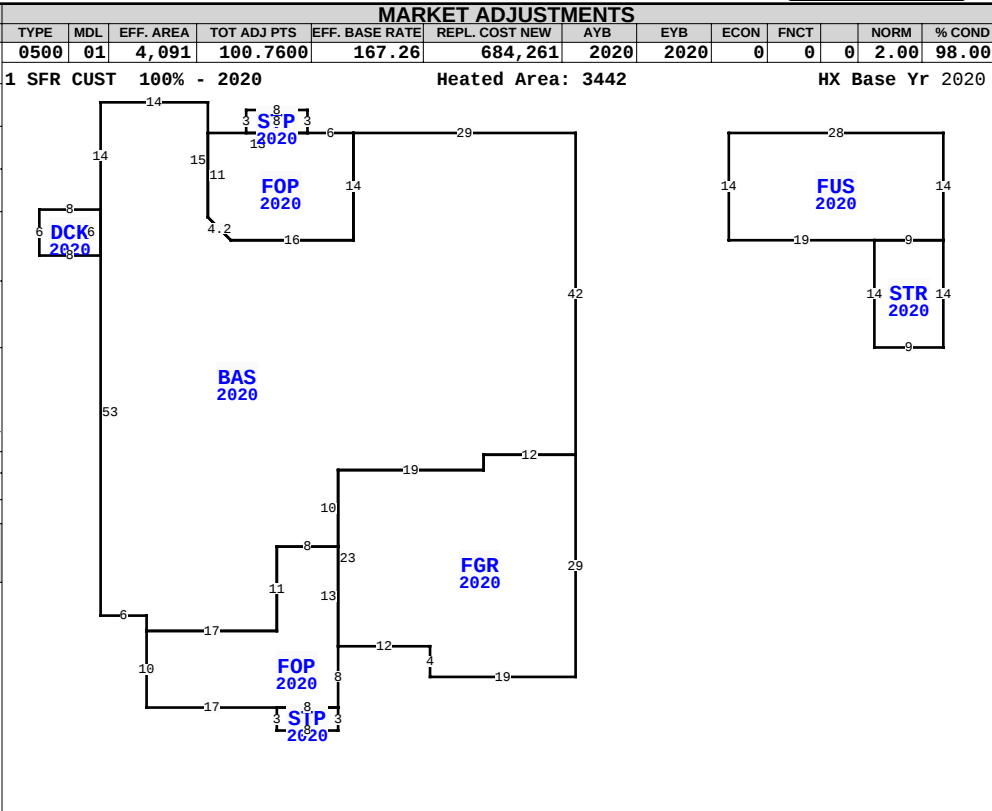
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,050	100	2020	3,050	499,940
DCK	48	10	2020	5	819
FGR	813	55	2020	447	73,270
FOP	262	30	2020	79	12,950
FOP	338	30	2020	101	16,555
FUS	392	100	2020	392	64,255
STP	24	10	2020	2	328
STP	24	10	2020	2	328
STR	126	10	2020	13	2,131

TOTALS	5,077			4,091	670,576
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0300	BOAT DCK W	0 100	0	0	240.00	SF	40.00	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0006	OR	0.00	0.00	100.00



BLD DATE		LGL DATE	05/11/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

TOTAL OB/XF									
8,928									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		670,576	
TOTAL MARKET OB/XF VALUE		8,928	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		829,504	
SOH/AGL Deduction		264,037	
ASSESSED VALUE		565,467	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		514,056	
TOTAL JUST VALUE		829,504	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		807,290	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013068	CO ISSUED	0	12/31/2019
19000216	NEW CONSTR	432,621	01/09/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2099/1590	1/31/2017	WD	Q	V	01
GRANTOR: EVANS JOHN R TRUSTEE					
GRANTEE: ATEN CATHY G & STEP					
2099/1589	1/31/2017	WD	U	V	11
GRANTOR: ANN DEKAY EVANS LIVIN					
GRANTEE: JOHN R EVANS LIVING					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W29 FOP=[YR=2020] W6 STP=[YR=2020] N3 W8 S3 E8\$ W13 S11 R3 D3 E16 N14\$ S14 W16 U3 L3 N15 W14 S14 DCK=[YR=2020] W8 S6 E8 N6\$ S53 E6 S2 FOP=[YR=2020] S10 E17 STP=[YR=2020] S3 E8 N3 W8\$ E8 N8 FGR=[YR=2020] E12 S4 E19 N29 W12 S2 W19 S23\$ N13 W8 S11 W17\$ E17 N11 E8 N10 E19 N2 E12 N42\$ PTR=E20 FUS=[YR=2020] S14 E19 STR=[YR=2020] S14 E9 N14 W9\$ E9 N14 W28\$ W20\$.									