IN OR 2032/892
EX 4-1

**MURPHY DAVID W & JOAN E**
96650 BLACKROCK ROAD
YULEE, FL 32097

**2024**

**50-3N-28-0000-0004-0000**

## BUILDING CHARACTERISTICS

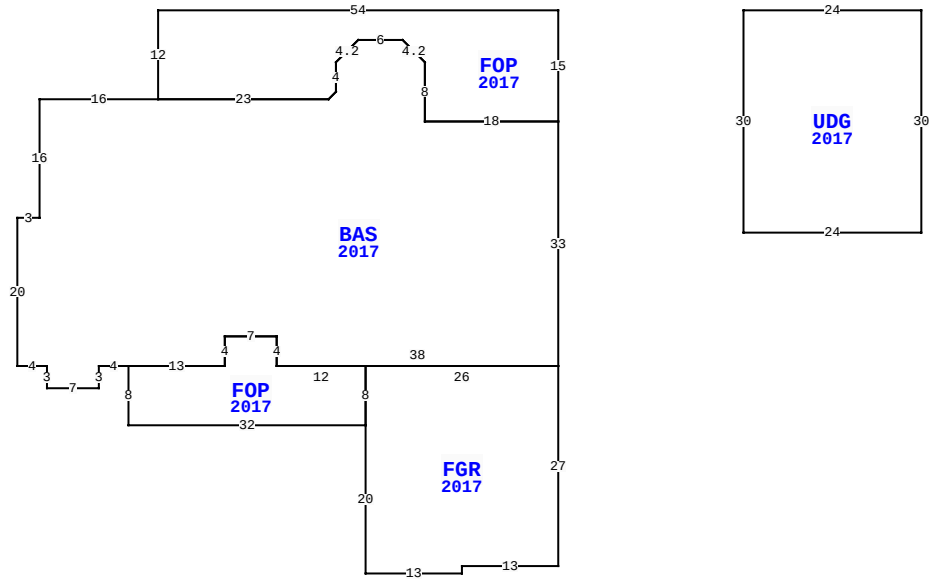
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4031.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,607 | 100 | 2,607 | 396,829 |
| FGR | 715 | 55 | 393 | 59,822 |
| FOP | 284 | 30 | 85 | 12,938 |
| FOP | 615 | 30 | 184 | 28,008 |
| UDG | 720 | 55 | 396 | 60,278 |
| TOTALS | 4,941 | | 3,665 | 557,875 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,665 | 104.1300 | 156.20 | 572,473 | 2017 | 2017 | 0 | 0 | 0 | 2.55 | 97.45 |

1 SFR CUST – 100% - 2021 Heated Area: 2607 HX Base Yr




96650 BLACKROCK RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/20/2023 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 | | 620,116 |
| TOTAL MARKET OB/XF VALUE | | 11,473 |
| TOTAL LAND VALUE - MARKET | | 204,000 |
| TOTAL MARKET VALUE | | 835,589 |
| SOH/AGL Deduction | | 48,884 |
| ASSESSED VALUE | | 786,705 |
| TOTAL EXEMPTION VALUE | 13 | 786,705 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 835,589 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 811,107 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B190077 | GARAGE | 97,368 | 02/01/2019 |
| B1632513 | CO ISSUED | 0 | 01/26/2017 |
| B1632513 | NEW CONSTR | 340,529 | 06/14/2016 |
| B1632514 | GARAGE | 32,134 | 06/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2032/0892 | 3/04/2016 | WD | Q | V | 01 | 83,000 |
| GRANTOR: FRANKS TERRY A | | | | | | |
| GRANTEE: MURPHY DAVID W & JO | | | | | | |
| 1125/0168 | 3/27/2003 | WD | U | V | 07 | 100 |
| GRANTOR: SUTTON JAMES & MICHEL | | | | | | |
| GRANTEE: FRANKS TERRY & BREN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2017] W54 S12 BAS=[YR=2017] W16 S16 W3 S20 E4 S3 E7 N3 E4 FOP=[YR=2017] S8 E32 FGR=[YR=2017] S20 E13 N1 E13 N27 W26 S8$ N8 W12 N4 W7 S4 W13$ E13 N4 E7 S4 E38 N33 W18 N8 U3 L3 W6 D3 L3 S4 D1 L1 W23$ E23 U1 R1 N4 U3 R3 E6 D3 R3 S8 E18 N15$ PTR= E25 UDG=[YR=2017] E24 S30 W24 N30$ W25$.

## 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 | 37 | 4 | 148.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 1,436 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,239.00 | SF | 4.00 | 4.00 | 100 | 2017 | 2017 | 3 | 97 | 8,687 | |
| 3 | 1076 | TRELLIS A | 0 | 100 | 20 | 10 | 200.00 | SF | 7.50 | 7.50 | 100 | 2019 | 2019 | 3 | 90 | 1,350 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,473

| 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 | 000115 | C | SFR ACRES | 100 | | RSF-1 | 0.00 | 0.00 | 2.55 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 204,000 | | | | | | | |

REVIEW DATE 07/11/2019 BY KW Total Acres: 2.55 Total Land Value: 204,000 Market: 0 Agricultural: 0 Common: 204,000 PRINTED 08/06/2024 BY SYS

IN OR 2032/892
EX 4-1

MURPHY DAVID W & JOAN E
96650 BLACKROCK ROAD
YULEE, FL 32097

**2024**

**50-3N-28-0000-0004-0000**

## BUILDING CHARACTERISTICS

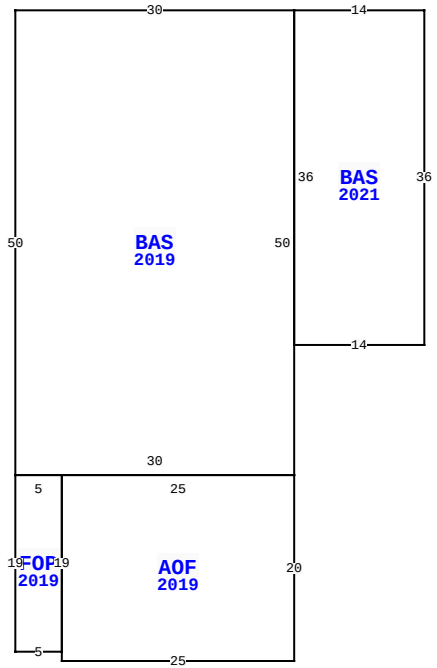
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4031.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| AOF | 500 | 110 | 550 | 13,259 |
| BAS | 1,500 | 100 | 1,500 | 36,158 |
| BAS | 504 | 100 | 504 | 12,149 |
| FOP | 95 | 30 | 28 | 675 |
| TOTALS | 2,599 | | 2,582 | 62,241 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 11 | 2,582 | 71.7408 | 25.11 | 64,834 | 2019 | 2019 | 0 | 0 | 0 | 4.00 | 96.00 |

2 GARAGE RES – 100% - 2021 Heated Area: 2504 HX Base Yr




96650 BLACKROCK RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/20/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 620,116 |
| TOTAL MARKET OB/XF VALUE | | 11,473 |
| TOTAL LAND VALUE - MARKET | | 204,000 |
| TOTAL MARKET VALUE | | 835,589 |
| SOH/AGL Deduction | | 48,884 |
| ASSESSED VALUE | | 786,705 |
| TOTAL EXEMPTION VALUE | 13 | 786,705 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 835,589 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 811,107 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2032/0892 | 3/04/2016 | WD | Q | V | 01 | 83,000 |
| GRANTOR: FRANKS TERRY A | | | | | | |
| GRANTEE: MURPHY DAVID W & JO | | | | | | |
| 1125/0168 | 3/27/2003 | WD | U | V | 07 | 100 |
| GRANTOR: SUTTON JAMES & MICHEL | | | | | | |
| GRANTEE: FRANKS TERRY & BREN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W14 BAS=[YR=2019] W30 S50 FOP=[YR=2019] S19 E5 AOF=[YR=2019] S1 E25 N20 W25 S19$ N19 W5$ E30 N50$ S36 E14 N36$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/11/2019 BY KW Total Acres: 2.55 Total Land Value: 204,000 Market: 0 Agricultural: 0 Common: 204,000 PRINTED 08/06/2024 BY SYS