LOT 7
IN OR 2294/1941
CHESTER FOREST UNR

MURDOCK CHRISTOPHER JR
96865 BLACKROCK RD
YULEE, FL 32097

2025

43-3N-28-5098-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

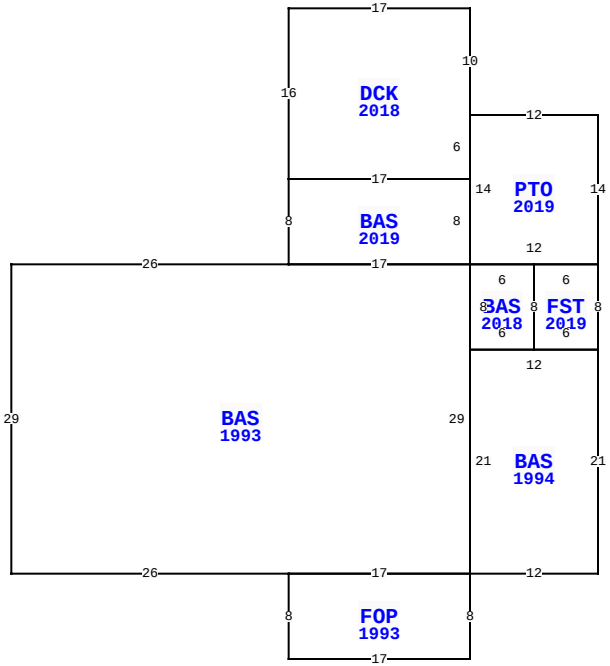
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,247	100	1993	1,247	149,626
BAS	252	100	1994	252	30,237
BAS	48	100	2018	48	5,759
BAS	136	100	2019	136	16,319
DCK	272	10	2018	27	3,239
FOP	136	30	1993	41	4,919
FST	48	55	2019	26	3,120
PTO	168	5	2019	8	960
TOTALS	2,307			1,785	214,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,785	108.5400	143.27	255,737	1980	2000	0	0	0	16.25	83.75

1 SNGL FAM – 100% - 2020 Heated Area: 1683 HX Base Yr 2020



96865 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,180
TOTAL MARKET OB/XF VALUE		4,817
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		343,997
SOH/AGL Deduction		140,124
ASSESSED VALUE		203,873
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,151
TOTAL JUST VALUE		343,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E195625	CHNGE SRVC	400	05/29/2019
R191922	REPAIR/RRF	7,800	02/26/2019
991944	REPAIR/RRF	0	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/1941	7/29/2019	WD	U	I	30	220,000
GRANTOR: MURDOCK CHRISTOPHER M						
GRANTEE: MURDOCK CHRISTOPHER						
2221/0354	8/22/2018	SW	U	I	12	111,000
GRANTOR: WELLS FARGO BANK						
GRANTEE: MURDOCK CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W12 DCK=[YR=2018] N10 W17 S16 BAS=[YR=2019] S8 BAS=[YR=1993] W26 S29 E26 FOP=[YR=1993] S8 E17 N8 W17 $ E17 BAS=[YR=1994] E12 N21 FST=[YR=2019] N8 W6 BAS=[YR=2018] W6 S8 E6 N8$ S8 E6$ W12 S21$ N29 W17 $ E17 N8 W17$ E17 N6$ S14 E12 N14$.

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	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	2019	2019	3	97	555	
2	0811	CONCRETE B	0	100	0	0	845.00	SF	5.20	5.20	100	2019	2019	3	97	4,262	

LAND DESCRIPTION

TOTAL OB/XF 4,817

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	000134	C	RES POND	100		RSF-	1100.00	220.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 12/20/2019 BY KW Total Acres: 0.51 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS