LOT 3
1997 HORT SW/MH
BLACKROCK ACRES PB 4/87

MENDEZ DEMETRIO/MATIAS MARIA
96721 BLACKROCK RD
YULEE, FL 32097

2023

44-3N-28-5000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

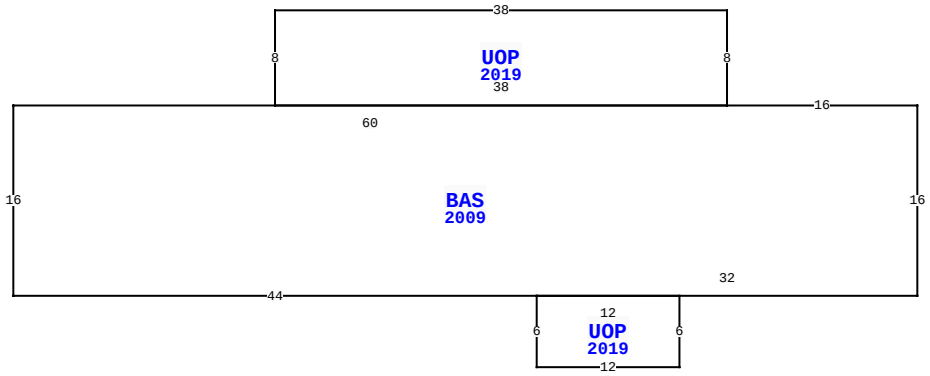
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	63,645
UOP	72	25	18	942
UOP	304	25	76	3,978
TOTALS	1,592		1,310	68,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,310	128.9200	90.24	118,214	1997	2005	0	0	0	42.00	58.00

2 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



96721 BLACKROCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	68,564
TOTAL MARKET OB/XF VALUE	4,387
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	152,951
SOH/AGL Deduction	26,136
ASSESSED VALUE	126,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,815
TOTAL JUST VALUE	152,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C095218	CO ISSUED	0	10/19/2009
E22108	ELEC OTHER	0	09/01/2009
M14820	MECH OTHER	0	09/01/2009
P13937	OTHER	0	09/01/2009
8066	ADDITION	1,224	05/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/0594	10/09/2019	WD	Q	I	01	125,000
GRANTOR: DIAH GAVIN A/K/A GOVI						
GRANTEE: MENDEZ DEMETRIO & M						
1413/1028	5/19/2006	WD	Q	I		125,000
GRANTOR: DZIEDZICKI ROBERT E &						
GRANTEE: DIAH GAVIN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 UOP=[YR=2019] N8 W38 S8 E38$ W60 S16 E44
UOP=[YR=2019] S6 E12 N6 W12$ E32 N16 $.

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	0811	CONCRETE B	0	0	0	0	972.00	SF	5.20	5.20	100	1991	1991	3	64	3,235	
5	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	1998	1998	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 4,387

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	000102	C	SFR/MH	0		OR	0.00	0.00	2.00	AC		1.00	1.00	0.50	80,000.00	40,000.00	80,000							

REVIEW DATE 02/20/2020 BY KWA Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS