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

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

**2024**

**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 |

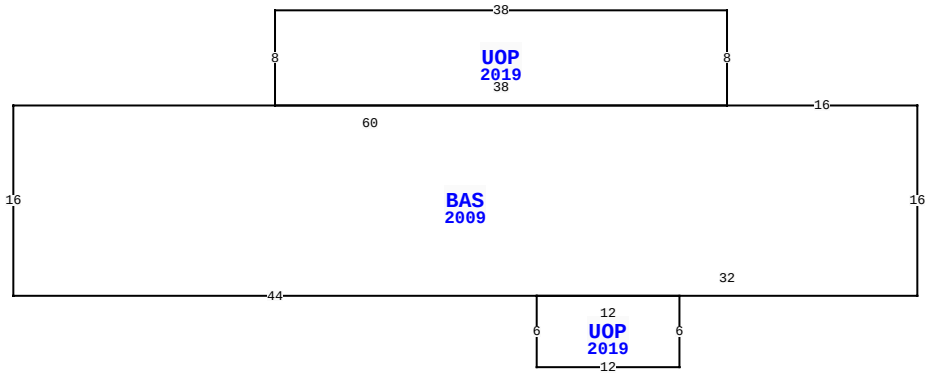
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4031.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,216 | 100 | 1,216 | 65,842 |
| UOP | 72 | 25 | 18 | 974 |
| UOP | 304 | 25 | 76 | 4,115 |
| TOTALS | 1,592 | | 1,310 | 70,932 |

## 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 | 96.69 | 126,664 | 1997 | 2005 | 0 | 0 | 0 | 44.00 | 56.00 |

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 | 70,932 |
| TOTAL MARKET OB/XF VALUE | 4,286 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 155,218 |
| SOH/AGL Deduction | 15,721 |
| ASSESSED VALUE | 139,497 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 139,497 |
| TOTAL JUST VALUE | 155,218 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 152,951 |

| 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 | 62 | 3,134 | |
| 2 | 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 4,286

| 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 08/06/2024 BY SYS