

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

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

2025

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



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2009	1,216	77,284
UOP	72	25	2019	18	1,144
UOP	304	25	2019	76	4,830
TOTALS	1,592			1,310	83,259

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	972.00	SF	5.20	5.20	100	1991
2	0940	SHEDS/PORT	0	0	12	192.00	SF	30.00	30.00	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		OR	0.00	0.00	2.00	AC	1.00

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	109.58	143,550	1997	2007	0	0	0	42.00	58.00	
2 M/H 94+ - 0% - 0													
Heated Area: 1216 HX Base Yr													
Diagram showing building footprint with dimensions: 38' x 38' (UOP 2019), 60' x 16' (BAS 2009), 32' x 12' (UOP 2019), 44' x 16' (BAS 2009).													
BLD DATE: 04/11/2025 MLU													

TOTAL OB/XF													
4,159													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		83,259	
TOTAL MARKET OB/XF VALUE		4,159	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		172,418	
SOH/AGL Deduction		18,971	
ASSESSED VALUE		153,447	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		153,447	
TOTAL JUST VALUE		172,418	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		155,218	

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											
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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 \$.											