

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

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

2026

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMMT 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	79,012
UOP	72	25	2019	18	1,170
UOP	304	25	2019	76	4,938
UOP	48	25	2023	12	780
TOTALS	1,640			1,322	85,900

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0940	SHEDS/PORT	0	0	12 16	192.00	SF	30.00	30.00
3	0940	SHEDS/PORT	0	0	24 18	432.00	SF	30.00	30.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,322	128.9200	116.03	153,392	1997	2007	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: 03/25/2026 MLU												

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					85,900				
TOTAL MARKET OB/XF VALUE					13,205				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					279,105				
SOH/AGL Deduction					95,646				
ASSESSED VALUE					183,459				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					183,459				
TOTAL JUST VALUE					279,105				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					185,752				

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;ORIG=0,0] W16 W60 S16 E44 E32 N16 \$									
UOP=[YR=2019;ORIG=-16,0] N8 W12 W26 S8 E38 \$									
UOP=[YR=2019;ORIG=-32,16] S6 E12 N6 W12 \$									
UOP=[YR=2023;ORIG=-28,-8] E12 N4 W12 S4 \$									

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