

LOT 23
IN OR 2571/1510
PIRATES WOOD 1 UNR

MENINGER HOLDINGS LLC/STUMBO MARSHA C
97439 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

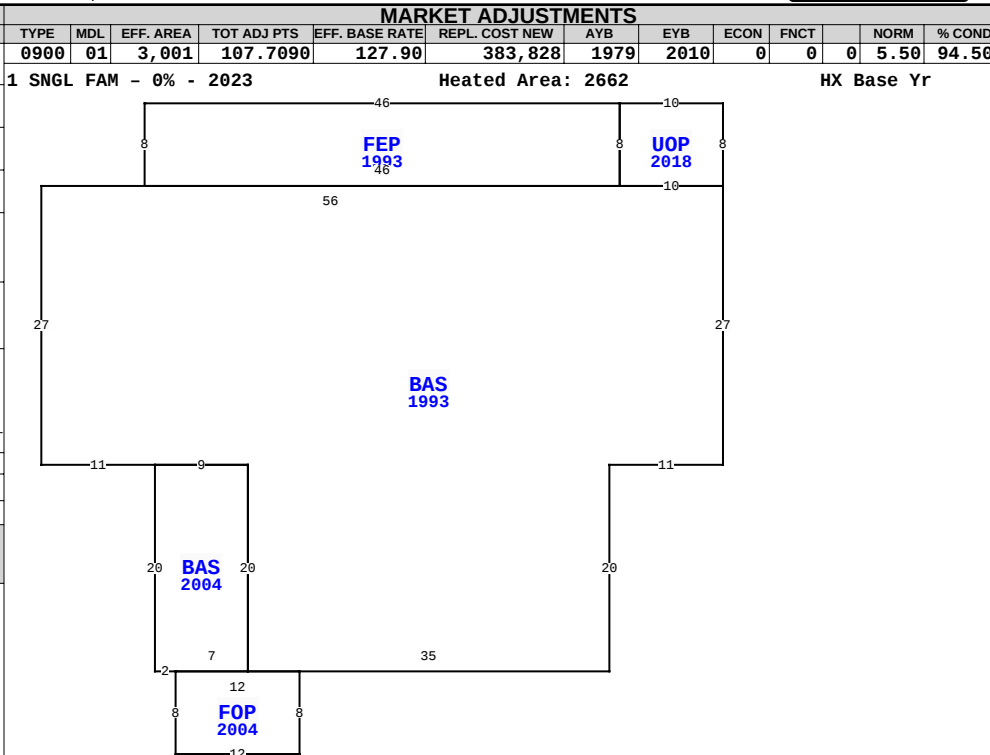
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,482	100	2,482	299,988
BAS	180	100	180	21,756
FEP	368	80	294	35,535
FOP	96	30	29	3,505
UOP	80	20	16	1,933

TOTALS	3,206		3,001	362,717
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	0845	KOOL DECK	0	0	0	0	396.00	SF	7.25	7.25	
5	0866	POOL FIBER	0	0	15	30	450.00	SF	72.00	72.00	
6	0300	BOAT DCK W	0	0	0	0	780.00	SF	40.00	40.00	
7	0810	CONCRETE A	0	0	0	0	333.00	SF	6.50	6.50	
8	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	
9	0820	WOOD WALK	0	0	15	4	60.00	SF	11.75	11.75	
10	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	
11	0681	POLE SHED	0	0	10	8	80.00	SF	15.00	15.00	
12	0803	ASPHALT C	0	0	0	0	5,470.00	SF	1.60	1.60	

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	000130	C	SFR WATER	0		RS-1	100.00	400.00	1.00	LT	



97439 BLACKBEARDS WAY, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	376,795		
TOTAL MARKET OB/XF VALUE	33,297		
TOTAL LAND VALUE - MARKET	345,000		
TOTAL MARKET VALUE	755,092		
SOH/AGL Deduction	0		
ASSESSED VALUE	755,092		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	755,092		
TOTAL JUST VALUE	755,092		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	680,909		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702267	OTHER	2,000	04/01/2017
R10802	REPAIR/RRF	900	10/01/2007
B20678	GARAGE	10,296	10/01/2007
992147	REPAIR/RRF	10,289	11/01/1999
3860	N/A	6,000	02/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/1510	6/21/2022	WD	Q	I	01	885,000
GRANTOR: STUMBO VIRGIL & MARSH						
GRANTEE: MENINGER HOLDINGS L						
1257/1448	9/09/2004	WD	Q	I		575,000
GRANTOR: EGAN RICHARD W						
GRANTEE: STUMBO VIRGIL & MAR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2018] N8 W10 S8 E10\$ BAS=[YR=1993] W10 FEP=[YR=1993] N8 W46 S8 E46\$ W56 S27 E11 BAS=[YR=2004] S20 E2 FOP=[YR=2004] S8 E12 N8 W12\$ E7 N20 W9\$ E9 S20 E35 N20 E11 N27 \$.											

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