

MENINGER HOLDINGS LLC
97439 BLACKBEARDS WAY
YULEE, FL 32097

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

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	HARDIE BRD 100			0900	01	3,001	107.7090	134.64	404,055	1979	2010	0	0	0	6.00	94.00	VALUATION BY		STANDARD										
Roof Structure	03	GABLE/HIP 100			1 SNGL FAM - 0% - 2023										Heated Area: 2662				HX Base Yr				Tax Group: 4		Tax Dist:					
Roof Cover	03	COMP SHNGL 100			Floor Plan Details: - Main Footprint: 56' x 27' - Porch: 11' x 11' - Entry: 7' x 12' - Stairs: 2' x 7' - Dimensions: 46', 10', 8', 10', 27', 11', 9', 20', 7', 12', 8', 12'										FEP 1993 46'		UOP 2018 10'		BAS 1993		BAS 2004 20'		FOP 2004 8'							
Interior Wall	05	DRYWALL 100																												
Interior Floor	11	CLAY TILE 50																												
Interior Floor	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	314,125																										
BAS	180	100	180	22,781																										
FEP	368	80	294	37,209																										
FOP	96	30	29	3,671																										
UOP	80	20	16	2,025																										
TOTALS		3,206		3,001	379,812																									
EXTRA FEATURES					97439 BLACKBEARDS WAY, YULEE																									
L N	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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030															
2	0845	KOOL DECK	0	0	0	396.00	SF	7.25	7.25	100	1985	1985	3	47	1,349															
3	0866	POOL FIBER	0	0	15	30	SF	72.00	72.00	100	1982	1982	3	20	6,480															
4	0300	BOAT DCK W	0	0	0	780.00	SF	40.00	40.00	100	2003	2003	3	32	9,984															
5	0810	CONCRETE A	0	0	0	333.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,288															
6	0317	DCK PLNG W	0	0	0	2.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	400															
7	0820	WOOD WALK	0	0	15	4	SF	11.75	11.75	100	1999	1999	3	40	282															
8	0871	POOL HTR R	0	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	20	400															
9	0681	POLE SHED	0	0	10	8	SF	15.00	15.00	100	1999	1999	3	27	324															
10	0803	ASPHALT C	0	0	0	5,470.00	SF	1.60	1.60	100	2004	2004	3	54	4,726															
LAND DESCRIPTION					TOTAL OB/XF 27,263																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000130	C	SFR WATER	0		RSF-	1100.00	400.00	1.00	LT		1.00	1.00	1.00	345,000.00	345,000.00	345,000													
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