LOT 15
IN OR 2564/1258
PIRATES WOOD 1 UNR

GERMANO RICHARD D & REGINNA G
97275 BLACKBEARDS WAY
YULEE, FL 32034

2025

43-3N-28-509A-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

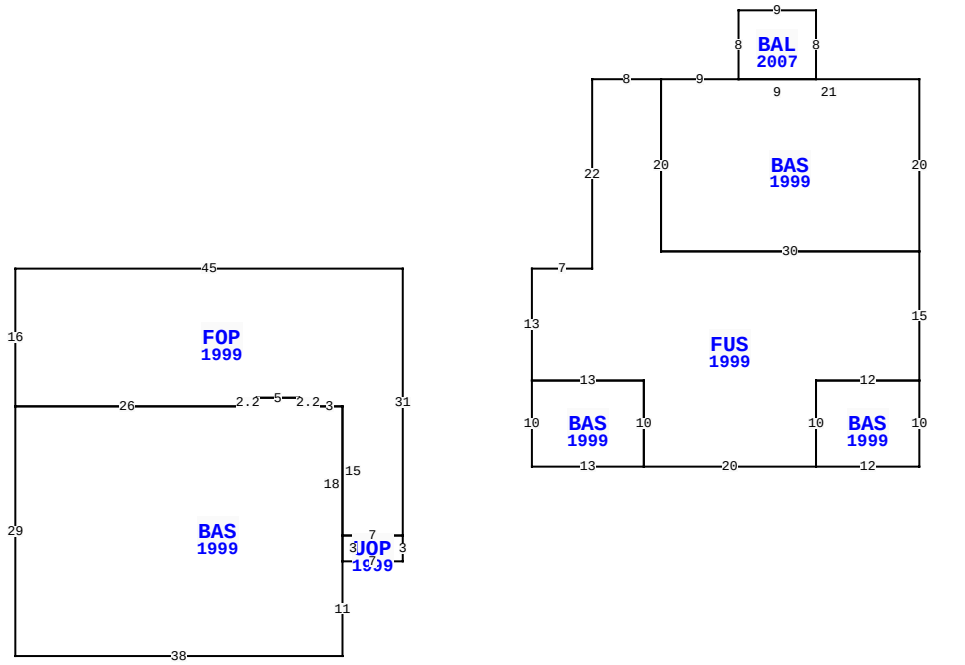
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	2007	11	1,393
BAS	120	100	1999	120	15,192
BAS	130	100	1999	130	16,459
BAS	600	100	1999	600	75,963
BAS	1,109	100	1999	1,109	140,404
FOP	818	30	1999	245	31,018
FUS	1,021	100	1999	1,021	129,263
UOP	21	20	1999	4	507
TOTALS	3,891			3,240	410,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,240	114.1812	150.72	488,333	1982	1992	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2023 Heated Area: 2980 HX Base Yr 2023



97275 BLACKBEARDS WAY, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		498,229
TOTAL MARKET OB/XF VALUE		14,217
TOTAL LAND VALUE - MARKET		520,000
TOTAL MARKET VALUE		1,032,446
SOH/AGL Deduction		205,277
ASSESSED VALUE		827,169
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		776,447
TOTAL JUST VALUE		1,032,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		830,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006205	50X80	194,920	06/11/2019
973843	GARAGE	21,664	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2564/1258	5/20/2022	WD	U	I	30	570,000
GRANTOR: TILLMAN CHRISTINA G &						
GRANTEE: GERMANO RICHARD D &						
2480/1499	7/16/2021	FJ	U	I	11	0
GRANTOR: GERMANO RICHARD R EST						
GRANTEE: TILLMAN CHRISTINA G						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1999] W45 S16 BAS=[YR=1999] S29 E38 N11
UOP=[YR=1999] E7 N3 W7 S3$ N18 W3 U1 L2 W5 D1 L2 W26$
E26 U1 R2 E5 D1 R2 E3 S15 E7 N31$ PTR= E15FUS=[YR=1999]
E7 N22 E8 BAS=[YR=1999] E9BAL=[YR=2007] N8 E9 S8 W9$ E21 S20
W30 N20 $ S20 E30 S15 BAS=[YR=1999] S10 W12 N10 E12$ W12S10
W20 BAS=[YR=1999] W13 N10 E13 S10$ N10 W13 N13 $ W15 $.

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	0300	BOAT DCK W	0	100	0	0	620.00	SF	40.00	40.00	100	1985	1985	3	20	4,960	
2	1242	WD DECK A	0	100	8	15	120.00	SF	10.00	10.00	100	1985	1985	3	20	240	
3	0810	CONCRETE A	0	100	8	48	384.00	SF	6.50	6.50	100	1997	1997	3	72	1,797	
4	0820	WOOD WALK	0	100	0	0	300.00	SF	11.75	11.75	100	2000	2000	3	40	1,410	
5	0803	ASPHALT C	0	100	0	0	3,868.00	SF	1.00	1.00	100	2000	2000	3	50	1,934	
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	22	506	
7	0303	FLT DOCK W	0	100	36	10	360.00	SF	26.00	26.00	100	2005	2005	3	36	3,370	

LAND DESCRIPTION

TOTAL OB/XF 14,217

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	000131	C	RES CREEK	100		RSF-1	100.00	450.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000							

REVIEW DATE 07/26/2019 BY KW Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS

LOT 15
IN OR 2564/1258
PIRATES WOOD 1 UNR

GERMANO RICHARD D & REGINNA G
97275 BLACKBEARDS WAY
YULEE, FL 32034

2025

43-3N-28-509A-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

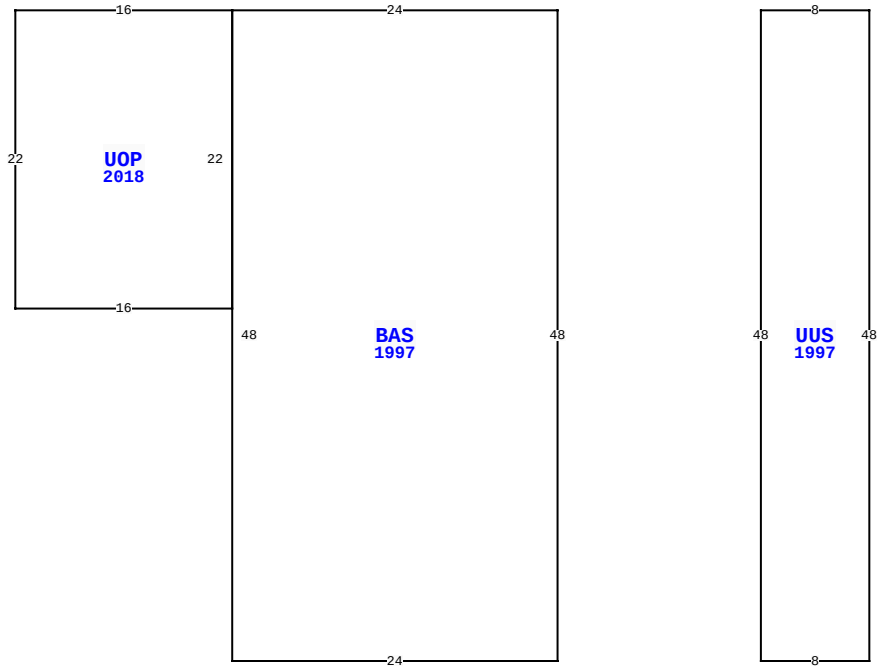
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1997	1,152	12,432
UOP	352	20	2018	70	755
UUS	384	50	1997	192	2,072
TOTALS	1,888			1,414	15,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,414	57.2000	21.16	29,920	1997	1997	0	0	0	49.00	51.00

2 GARAGE RES – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



BLD DATE	03/03/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/08/2025 MLU
AG DATE	

97275 BLACKBEARDS WAY, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL LAND VALUE - MARKET		520,000
TOTAL MARKET VALUE		1,032,446
SOH/AGL Deduction		205,277
ASSESSED VALUE		827,169
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		776,447
TOTAL JUST VALUE		1,032,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		830,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/1258	5/20/2022	WD	U	I	30	570,000
GRANTOR: TILLMAN CHRISTINA G &						
GRANTEE: GERMANO RICHARD D &						
2480/1499	7/16/2021	FJ	U	I	11	0
GRANTOR: GERMANO RICHARD R EST						
GRANTEE: TILLMAN CHRISTINA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W24 UOP=[YR=2018] W16 S22 E16 N22$ S48 E24 N48$ PTR= E15 UUS=[YR=1997] E8 S48 W8 N48$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/26/2019 BY KW Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

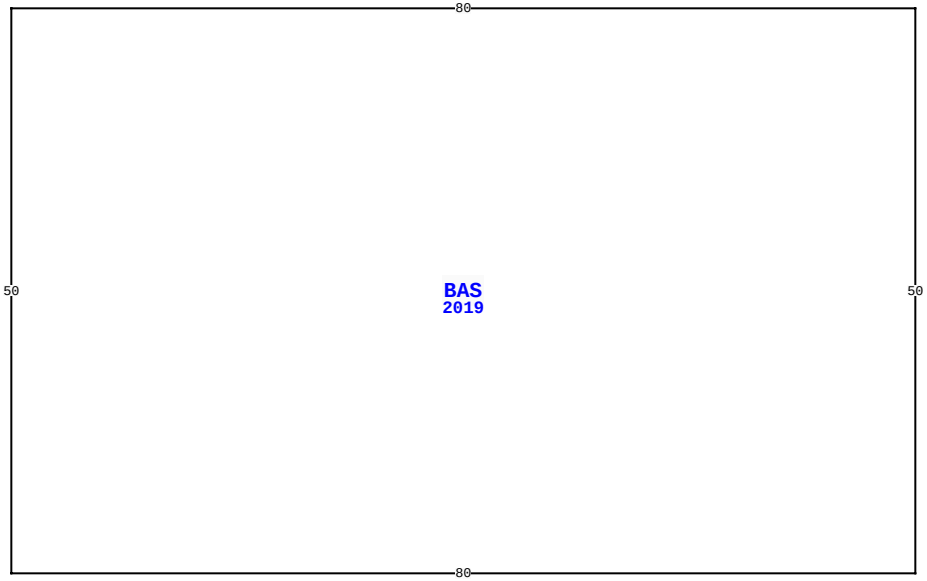
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100	2019	4,000	72,770
TOTALS	4,000			4,000	72,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	4,000	51.7500	19.15	76,600	2019	2019	0	0	0	5.00	95.00

3 GARAGE RES – 100% - 2023 Heated Area: 4000 HX Base Yr 2023



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NASSAU COUNTY PROPERTY

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GRANTEE: GERMANO RICHARD D &						
2480/1499	7/16/2021	FJ	U	I	11	0
GRANTOR: GERMANO RICHARD R EST						
GRANTEE: TILLMAN CHRISTINA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W80 S50 E80 N50$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/26/2019 BY KW Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS