

LOT 23
IN OR 2571/1510
PIRATES WOOD 1 UNR

MENINGER HOLDINGS LLC
97439 BLACKBEARDS WAY
YULEE, FL 32097

2025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,482	100	1993	2,482	329,953
BAS	180	100	2004	180	23,929
FEP	368	80	1993	294	39,084
FOP	96	30	2004	29	3,855
UOP	80	20	2018	16	2,127

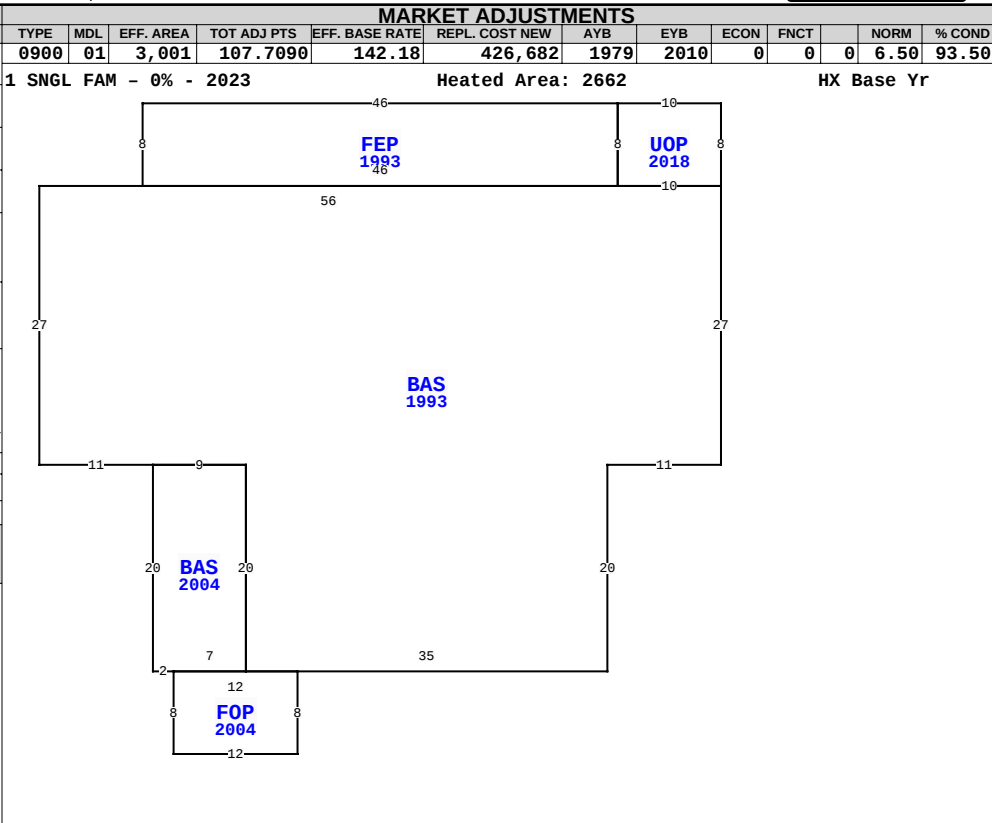
TOTALS 3,206 3,001 398,948

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0845	KOOL DECK	0	0	0	0	396.00	SF	7.25	7.25	100	1985	1985	3	44	1,263	
3	0866	POOL FIBER	0	0	15	30	450.00	SF	72.00	72.00	100	1982	1982	3	20	6,480	
4	0300	BOAT DCK W	0	0	0	0	780.00	SF	40.00	40.00	100	2003	2003	3	30	9,360	
5	0810	CONCRETE A	0	0	0	0	333.00	SF	6.50	6.50	100	1990	1990	3	57	1,234	
6	0317	DCK PLNG W	0	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	60.00	SF	11.75	11.75	100	1999	1999	3	40	282	
8	0871	POOL HTR R	0	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	80.00	SF	15.00	15.00	100	1999	1999	3	26	312	
10	0803	ASPHALT C	0	0	0	0	5,470.00	SF	1.60	1.60	100	2004	2004	3	52	4,551	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF	1100.00	400.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000							



97439 BLACKBEARDS WAY, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/08/2025 MLU

TOTAL OB/XF																	26,242

NASSAU COUNTY PROPERTY				PAGE 1 of 3	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		417,915			
TOTAL MARKET OB/XF VALUE		29,936			
TOTAL LAND VALUE - MARKET		520,000			
TOTAL MARKET VALUE		967,851			
SOH/AGL Deduction		116,557			
ASSESSED VALUE		851,294			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		851,294			
TOTAL JUST VALUE		967,851			
NCON VALUE		4,083			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		770,192			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002279	ADDING SCREEN ENC	35,000	03/05/2025
B230008752	24X32 POLE BARN	25,528	07/10/2023
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

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

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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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 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.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	910	100
	1993	910
BAS	312	100
	2008	312
		11,084
		3,800
TOTALS	1,222	1,222
		14,884

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,222	65.8260	24.36	29,768	1979	1985	0	0	0	50.00	50.00
2 GARAGE RES - 0% - 2023												
Heated Area: 1222												
HX Base Yr												
26 35 26 35 26 12 26 12 BAS 1993 BAS 2008												

BLD DATE	LGL DATE
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