

IN OR 2845/83
ESMT IN OR 794/345
RECIPROCAL ESMT PT OR 803/1773

97459 BLACKBEARDS HOLDINGS LLC
97459 BLACKBEARDS WAY
YULEE, FL 32097

2026

25-2N-28-0000-0002-0450



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 90
Exterior Wall	28 GLASS THRM 10
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	05 STEEL 100
Story Height	24 100
RMS	3 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality 04 Quality Level 04
DOR CODE 2700 VEH SALE/REPAIR

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	476	100	1998	476	20,521
BAS	2,224	100	1998	2,224	95,881
CAN	113	30	1998	34	1,465
CAN	113	30	1998	34	1,465
CAN	256	30	1998	77	3,320
CAN	360	30	1999	108	4,656
FUS	1,580	100	1998	1,580	68,116
PTO	720	5	1998	36	1,552
SDA	2,532	110	1998	2,785	120,066

TOTALS 8,374 7,354 317,044

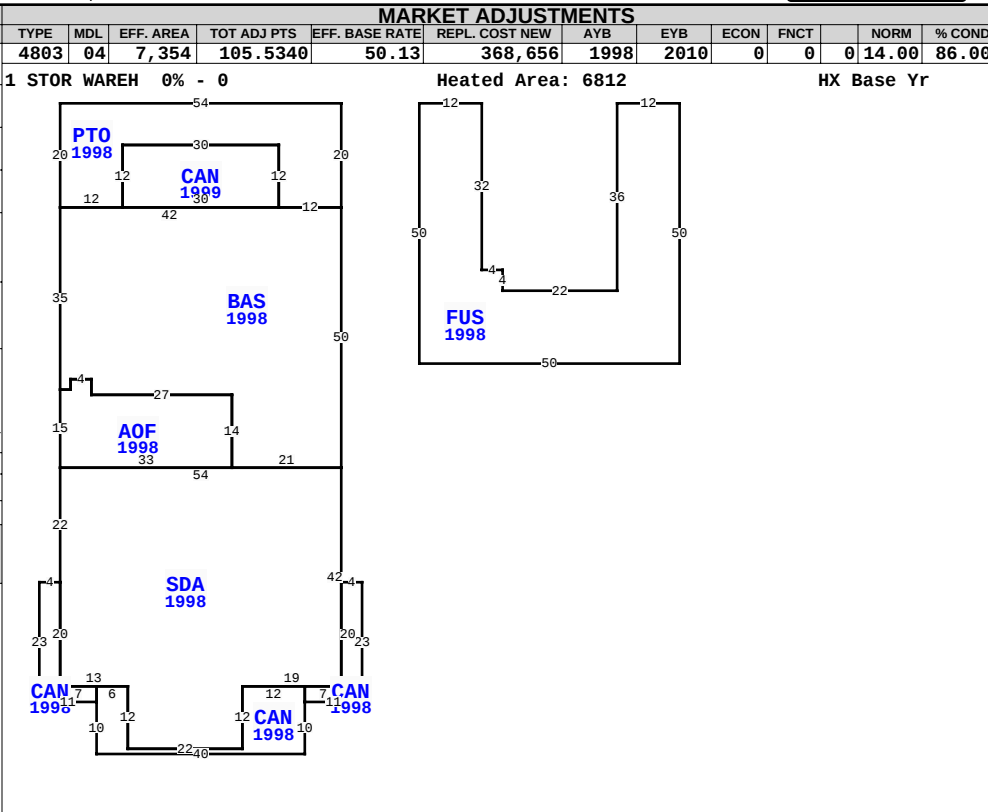
EXTRA FEATURES

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	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1998	1998	3	20	160	
2	0803	ASPHALT C	0	0	0	0	26,563.00	SF	2.00	2.00	100	1998	1998	3	50	26,563	
3	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1998	1998	3	79	99	
4	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1998	1998	3	20	240	
5	0400	CONC CURB	0	0	0	0	701.00	LF	15.00	15.00	100	1998	1998	3	79	8,307	
6	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	1998	1998	3	100	1,000	
7	0812	CONCRETE C	0	0	0	0	1,854.00	SF	4.00	4.00	100	1998	1998	3	72	5,340	
8	0430	CL FNC 6B	0	0	0	0	408.00	LF	9.70	9.70	100	1998	1998	3	39	1,543	
9	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1998	1998	3	39	219	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1998	1998	3	39	234	

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	004800	C	WAREHOUSE	0	0006	PUD	0.00	0.00	60,985.00	SF		1.00	1.00	1.00	5.50	5.50	335,418							

REVIEW DATE 06/02/2026 BY TD



96114 DAVID HALLMAN PKWY, YULEE

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

TOTAL OB/XF 43,705

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	004800	C	WAREHOUSE	0	0006	PUD	0.00	0.00	60,985.00	SF		1.00	1.00	1.00	5.50	5.50	335,418							

Total Acres: 1.44 Total Land Value: 335,418 Market: 0 Agricultural: 0 Common: 335,418

NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,044
TOTAL MARKET OB/XF VALUE		47,026
TOTAL LAND VALUE - MARKET		335,418
TOTAL MARKET VALUE		699,488
SOH/AGL Deduction		49,759
ASSESSED VALUE		649,729
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		649,729
TOTAL JUST VALUE		699,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009935	REPAIR/RRF	15,000	11/12/2020
980111	OTHER	3,000	04/01/1998

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2845/83	1/30/2026	SW	Q	I	01	825,000

GRANTOR: COXC03 LLC

GRANTEE: 97459 BLACKBEARDS H

2047/1817 5/23/2016 WD U I 30 500,000

GRANTOR: SHERBOURNE INVESTMENT

GRANTEE: COXC03 LLC

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W54 S20 BAS=[YR=1998] S35 AOF=[YR=1998] S15
SDA=[YR=1998] S22 CAN=[YR=1998] W4 S23 E11 CAN=[YR=1998] S10
E40 N10 CAN=[YR=1998] E11 N23 W4 S20 W7 S3\$ N3 W12 S12 W22
N12 W6 S3\$ N3 W7 N20\$ S20 E13 S12 E22 N12 E19 N42 W54\$ E33
N14 W27 N3 W4 S2 W2\$ E2 N2 E4 S3 E27 S14 E21 N50 W12
CAN=[YR=1999] N12 W30 S12 E30\$ W42\$ E12 N12 E30 S12 E12 N20\$
PTR= E15 FUS=[YR=1998] E12 S32 E4 S4 E22 N36 E12 S50 W50
N50\$ W15\$.

REVIEW DATE	06/02/2026	BY	TD	Total Acres:	1.44	Total Land Value:	335,418	Market:	0	Agricultural:	0	Common:	335,418	PRINTED 07/09/2026 BY SYS
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