LOT 23
IN OR 2571/1510
PIRATES WOOD 1 UNR

MENINGER HOLDINGS LLC
97439 BLACKBEARDS WAY
YULEE, FL 32097

2026

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

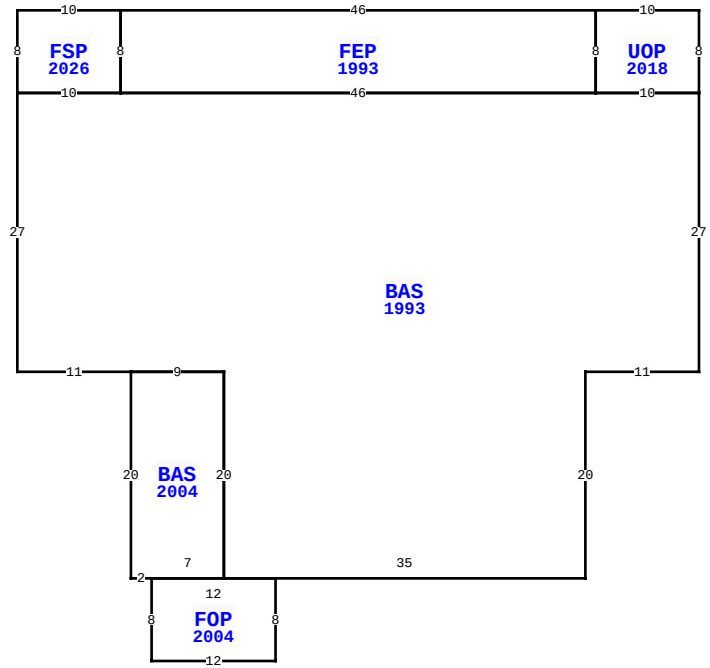
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,482	100	1993	2,482	345,593
BAS	180	100	2004	180	25,064
FEP	368	80	1993	294	40,937
FOP	96	30	2004	29	4,038
FSP	80	40	2026	32	4,456
UOP	80	20	2018	16	2,228
TOTALS	3,286			3,033	422,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,033	107.7090	149.72	454,101	1979	2010	0	0	0	7.00	93.00

1 SNGL FAM 0% - 2023 Heated Area: 2662 HX Base Yr



97439 BLACKBEARDS WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	445,791
TOTAL MARKET OB/XF VALUE	71,472
TOTAL LAND VALUE - MARKET	525,000
TOTAL MARKET VALUE	1,042,263
SOH/AGL Deduction	74,813
ASSESSED VALUE	967,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	967,450
TOTAL JUST VALUE	1,042,263
NCON VALUE	32,469
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	967,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009986	POLE BARN ADDITIO	25,420	09/05/2025
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

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

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
3	0860	POOL/SPA	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	1982	1982	03	85	34,000	
4	0300	BOAT DCK W	0	0	0	0	780.00	SF	40.00	40.00	100	2003	2003	3	29	9,048	
6	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	400	
11	0303	FLT DOCK W	0	0	36	4	144.00	SF	26.00	26.00	100	2004	2004	3	30	1,123	
12	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	21	483	
16	0912	SCRN RM G	0	0	0	0	1,168.00	SF	21.00	21.00	100	2026	2025		100	24,528	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W10 W46 W10 S27 E11 E9 S20 E35 N20 E11 N27 $
FEP=[YR=1993;ORIG=-10,0] N8 W46 S8 E46 $
BAS=[YR=2004;ORIG=-55,27] S20 E2 E7 N20 W9 $
FOP=[YR=2004;ORIG=-53,47] S8 E12 N8 W12 $
UOP=[YR=2018;ORIG=0,0] N8 W10 S8 E10 $
FSP=[YR=2026;ORIG=-56,0] W10 N8 E10 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 71,472

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	0	0006	RSF-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	525,000.00	525,000.00	525,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 07/09/2026 BY SYS

LOT 23
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PIRATES WOOD 1 UNR

MENINGER HOLDINGS LLC
97439 BLACKBEARDS WAY
YULEE, FL 32097

2026

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

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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

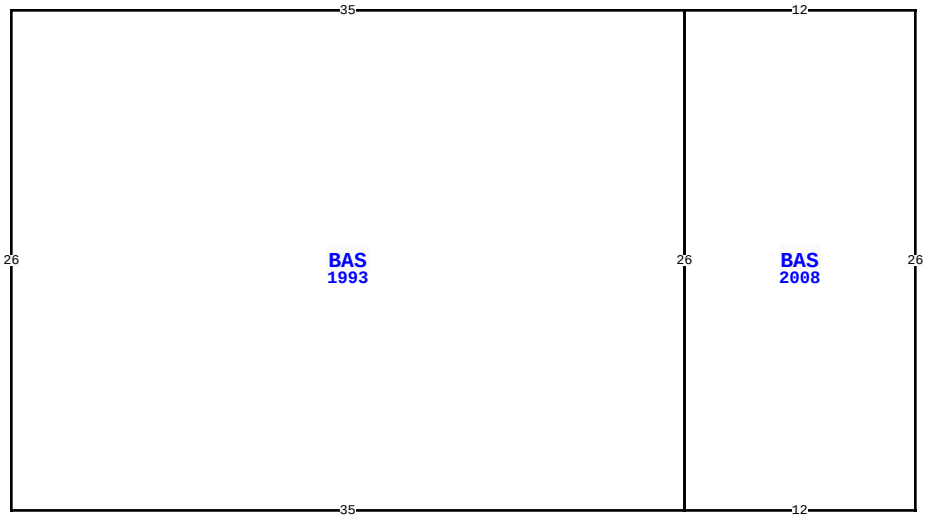
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	1993	910	14,278
BAS	312	100	2008	312	4,896
TOTALS	1,222			1,222	19,173

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	80.4540	31.38	38,346	1979	1985	0	0	0	50.00	50.00

2 GARAGE RES 0% - 2023 Heated Area: 1222 HX Base Yr



97439 BLACKBEARDS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	445,791
TOTAL MARKET OB/XF VALUE	71,472
TOTAL LAND VALUE - MARKET	525,000
TOTAL MARKET VALUE	1,042,263
SOH/AGL Deduction	74,813
ASSESSED VALUE	967,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	967,450
TOTAL JUST VALUE	1,042,263
NCON VALUE	32,469
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	967,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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

BUILDING DIMENSIONS

BAS=[YR=2008] W12 BAS=[YR=1993] W35 S26 E35 N26$ S26 E12 N26$.

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 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 07/09/2026 BY SYS

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YULEE, FL 32097

2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	05	Quality Level 05

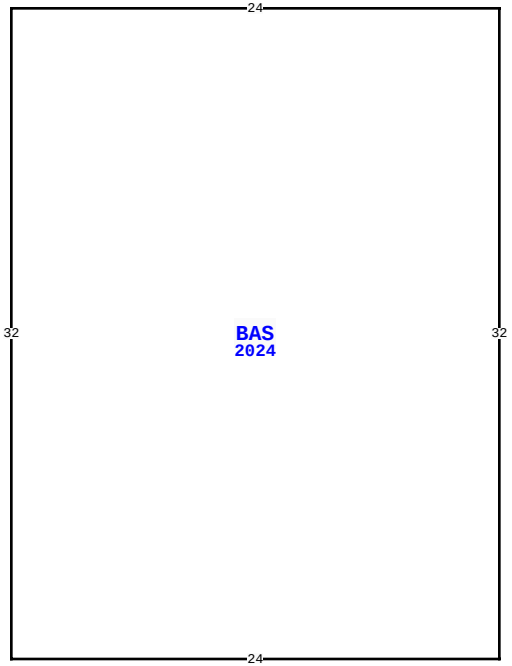
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2024	768	4,304
TOTALS	768			768	4,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	14.5200	5.66	4,347	2024	2024	0	0	0	1.00	99.00

3 GARAGE RES 0% - 2025 Heated Area: 768 HX Base Yr



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ASSESSED VALUE	967,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	967,450
TOTAL JUST VALUE	1,042,263
NCON VALUE	32,469
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	967,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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

BAS=[YR=2024;ORIG=50,10] E24 S32 W24 N32 $
.

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 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 07/09/2026 BY SYS