IN OR 2267/1320
BEING EXHIBIT A
(EX OR 2100/1979)

NEXT TIDE LLC
PO BOX 15772
FERNANDINA BEACH, FL 32035

**2023**

**38-2N-27-0000-0014-0130**

## BUILDING CHARACTERISTICS

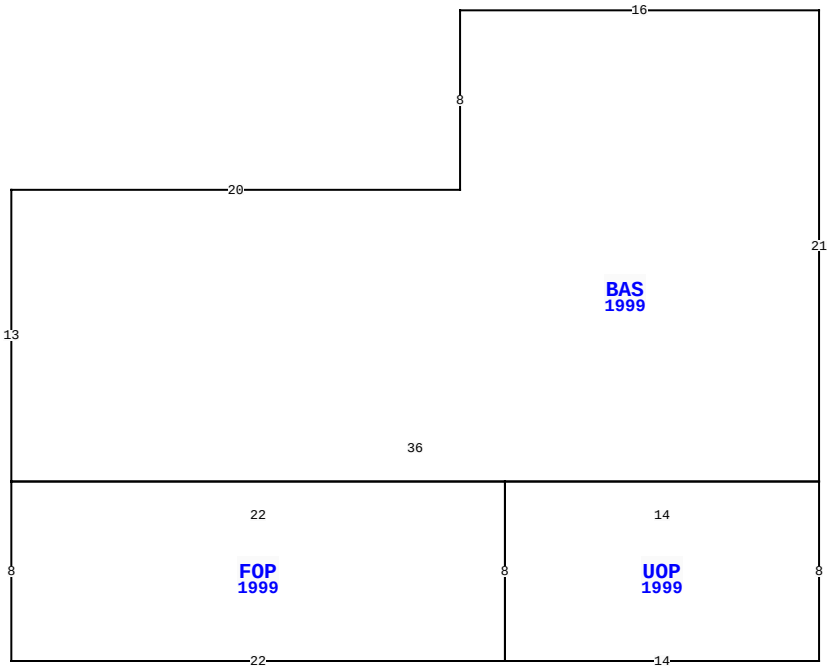
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 11 | BD/BTN AVG 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 596 | 100 | 596 | 51,574 |
| FOP | 176 | 30 | 53 | 4,586 |
| UOP | 112 | 20 | 22 | 1,904 |
| TOTALS | 884 | | 671 | 58,064 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 671 | 108.1300 | 97.59 | 65,483 | 1999 | 1999 | 0 | 0 | 0 | 11.33 | 88.67 |

2 SINGLE FAM – 0% - 0 Heated Area: 596 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 10/18/2013 | KK | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

87118 BAMBOO HOLLER, YULEE

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 58,064 |
| TOTAL MARKET OB/XF VALUE | 480 |
| TOTAL LAND VALUE - MARKET | 175,000 |
| TOTAL MARKET VALUE | 233,544 |
| SOH/AGL Deduction | 14,465 |
| ASSESSED VALUE | 219,079 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 219,079 |
| TOTAL JUST VALUE | 233,544 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 223,886 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2267/1320 | 4/05/2019 | WD | U | I | 11 | 100 |
| GRANTOR: EVANS CYNTHIA MINER & | | | | | | |
| GRANTEE: NEXT TIDE LLC | | | | | | |
| 2267/1315 | 3/08/2019 | PR | U | I | 19 | 100 |
| GRANTOR: MINER CYNTHIA P/R OF | | | | | | |
| GRANTEE: EVANS CYNTHIA MINER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W16 S8 W20 S13 FOP=[YR=1999] S8 E22
UOP=[YR=1999] E14 N8 W14 S8 $ N8 W22 $ E36 N21 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 0351 | CARPORT MT | 0 | 0 | 20 | 12 | 240.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 480 | |

## LAND DESCRIPTION

TOTAL OB/XF 480

| 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 | 000130 | C | SFR WATER | 0 | 0007 | OR | 0.00 | 0.00 | 175.00 | FF | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 175,000 | | | | | | | |

REVIEW DATE 06/14/2022 BY NWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS