PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2267/1320
BEING EXHIBIT C

NEXT TIDE LLC
PO BOX 15772
FERNANDINA BEACH, FL 32035

2023

42-2N-27-0000-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5601	TIMBER 2-3 SI 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

86017 TURK LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/27/2022 DCA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	443,600
TOTAL MARKET VALUE	4,815
SOH/AGL Deduction	0
ASSESSED VALUE	4,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,815
TOTAL JUST VALUE	443,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

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	V	19	100
GRANTOR: MINER CYNTHIA P/R OF						
GRANTEE: EVANS CYNTHIA MINER						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	4.67	AC		1.00	1.00	1.00	550.00	550.00	2,568							
2	005601	A	TIMB2-3 SI	0			0.00	0.00	6.42	AC		1.00	1.00	1.00	350.00	350.00	2,247							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	11.09	AC		1.00	1.00	1.00	40,000.00	40,000.00	443,600							

REVIEW DATE 06/28/2018 BY SBX Total Acres: 11.09 Total Land Value: 4,815 Market: 443,600 Agricultural: 4,815 Common: 0 PRINTED 08/02/2023 BY SYS