PT OF JOHN D VAUGHAN GRANT
SEC 38-2N-27E IN OR 2107/758
BEING EXHIBIT "B"

NEXT TIDE LLC
PO BOX 15772
FERNANDINA BEACH, FL 32035

2025

38-2N-27-0000-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

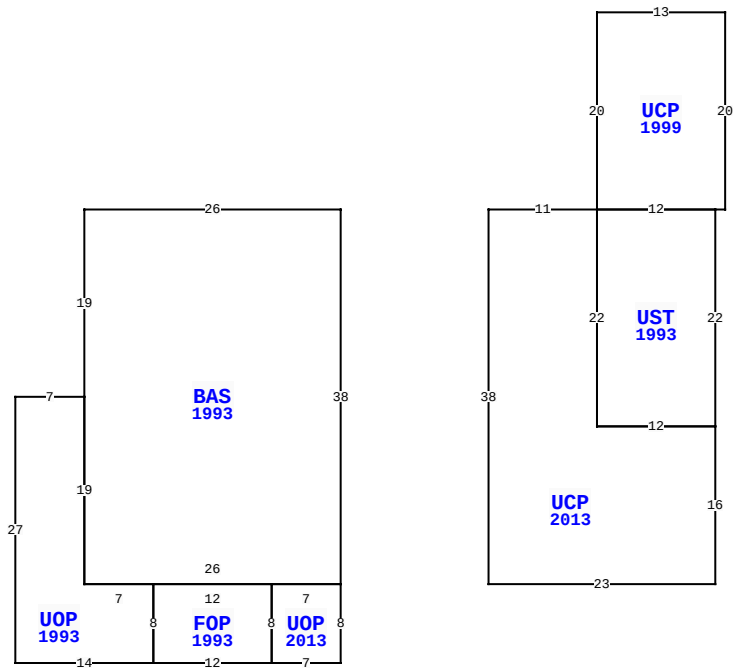
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1993	988	81,020
FOP	96	30	1993	29	2,378
UCP	260	20	1999	52	4,265
UCP	610	20	2013	122	10,005
UOP	245	20	1993	49	4,018
UOP	56	20	2013	11	902
UST	264	45	1993	119	9,758
TOTALS	2,519			1,370	112,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,370	98.8000	98.80	135,356	1985	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 0 Heated Area: 988 HX Base Yr



87111 BAMBOO HOLLER, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	112,345
TOTAL MARKET OB/XF VALUE	1,262
TOTAL LAND VALUE - MARKET	125,350
TOTAL MARKET VALUE	238,957
SOH/AGL Deduction	62,424
ASSESSED VALUE	176,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,533
TOTAL JUST VALUE	238,957
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906222	OTHER	1,800	06/01/1999
R991850	REPAIR/RRF	0	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2107/0758	3/13/2017	WD	U	V	30	100
GRANTOR: EVANS CYNTHIA MINER E						
GRANTEE: NEXT TIDE LLC						
2100/1979	2/10/2017	FJ	U	I	11	0
GRANTOR: MINER RICHARD H EST						
GRANTEE: EVANS CYNTHIA MINER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S19 UOP=[YR=1993] W7 S27 E14
FOP=[YR=1993] E12 UOP=[YR=2013] E7 N8 W7 S8$ N8 W12 S8$ N8 W7 N19$ S19 E26 N38$ PTR=E15 UCP=[YR=2013] E11 UCP=[YR=1999] N20 E13 S20 W1 UST=[YR=1993] S22 W12 N22 E12$ W12$ S22 E12 S16 W23 N38$ W15$.

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	0300	BOAT DCK W	0	0	10	10	100.00	SF	40.00	40.00	100	1987	1987	3	20	800	
2	1242	WD DECK A	0	0	0	0	231.00	SF	10.00	10.00	100	1988	1988	3	20	462	

LAND DESCRIPTION

TOTAL OB/XF 1,262

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	0007	OR	0.00	0.00	109.00	FF		1.00	1.00	1.00	1,150.00	1,150.00	125,350							

REVIEW DATE 06/14/2022 BY NWA Total Acres: 0.00 Total Land Value: 125,350 Market: 0 Agricultural: 0 Common: 125,350 PRINTED 07/30/2025 BY SYS