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

NEXT TIDE LLC
PO BOX 15772
FERNANDINA BEACH, FL 32035

2025

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

NASSAU COUNTY PROPERTY

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

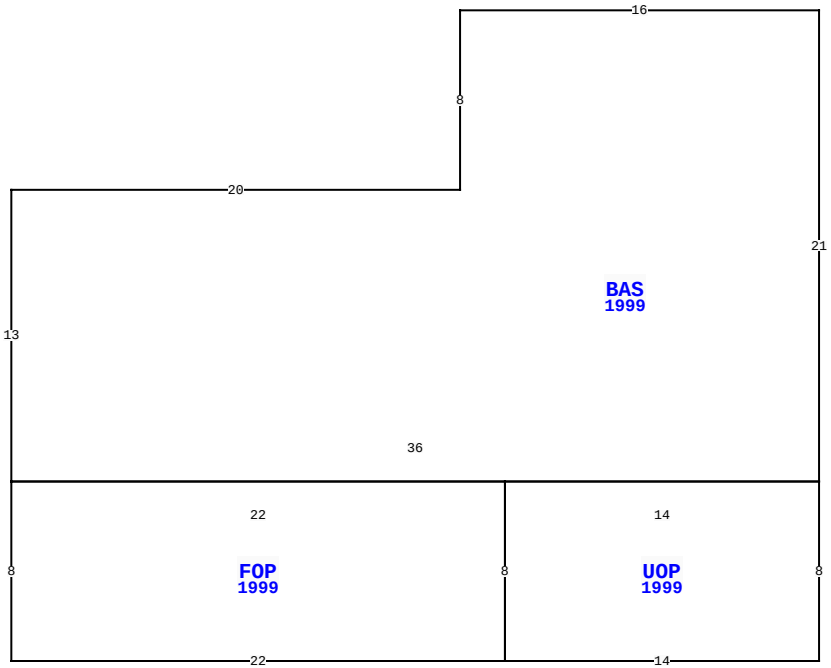
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	596	100	1999	596	56,499
FOP	176	30	1999	53	5,024
UOP	112	20	1999	22	2,086
TOTALS	884			671	63,609

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	108.13	72,555	1999	1999	0	0	0	12.33	87.67

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



BLD DATE	10/18/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

87118 BAMBOO HOLLER, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	63,609
TOTAL MARKET OB/XF VALUE	480
TOTAL LAND VALUE - MARKET	201,250
TOTAL MARKET VALUE	265,339
SOH/AGL Deduction	5,463
ASSESSED VALUE	259,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,876
TOTAL JUST VALUE	265,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,251

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
1	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	000131	C	RES CREEK	0	0007	OR	0.00	0.00	175.00	FF		1.00	1.00	1.00	1,150.00	1,150.00	201,250							

REVIEW DATE 06/14/2022 BY NWA Total Acres: 0.00 Total Land Value: 201,250 Market: 0 Agricultural: 0 Common: 201,250 PRINTED 07/30/2025 BY SYS