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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

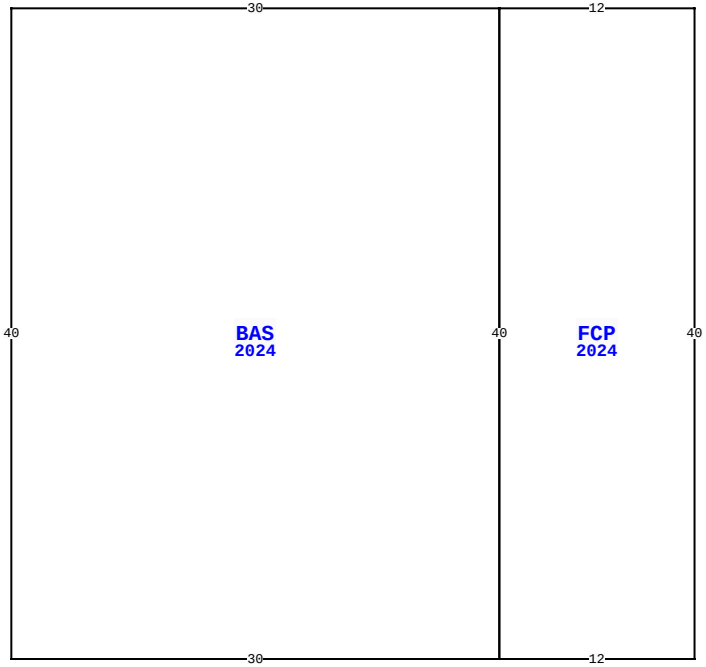
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	26,290
FCP	480	25	2024	120	2,629
TOTALS	1,680			1,320	28,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,320	59.8000	22.13	29,212	2023	2023	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2024 Heated Area: 1200 HX Base Yr



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

86017 TURK LN, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	28,920
TOTAL MARKET OB/XF VALUE	12,138
TOTAL LAND VALUE - MARKET	405,450
TOTAL MARKET VALUE	446,508
SOH/AGL Deduction	0
ASSESSED VALUE	446,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	446,508
TOTAL JUST VALUE	446,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004424	PRIVATE PROVIDER	466,740	04/17/2024
B233250	GARAGE	111,680	03/13/2023

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

BAS=[YR=2024;ORIG=50,10] E30 S40 W30 N40 $
FCP=[YR=2024;ORIG=80,10] E12 S40 W12 N40 $
.

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	0201	BARN WD 10	0	0	0	0	1,496.00	SF	11.39	11.39	100	2024	1975		20	3,408	
2	0351	CARPORT MT	0	0	30	30	900.00	SF	10.00	10.00	100	2024	2023		97	8,730	

LAND DESCRIPTION

TOTAL OB/XF 12,138

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	000100	C	RES	0		RSF-2			9.54	AC		1.00	1.00	0.50	85,000.00	42,500.00	405,450							

REVIEW DATE 01/02/2025 BY KW Total Acres: 9.54 Total Land Value: 405,450 Market: 0 Agricultural: 0 Common: 405,450 PRINTED 07/30/2025 BY SYS