



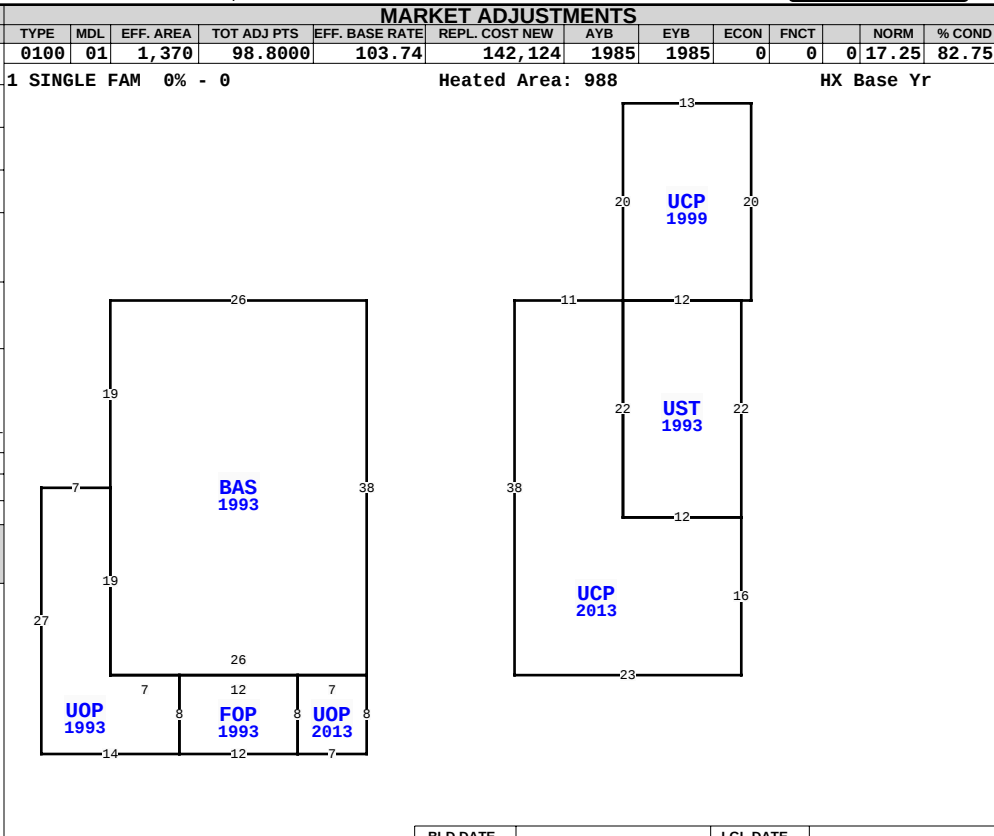
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
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	84,815
FOP	96	30	1993	29	2,489
UCP	260	20	1999	52	4,464
UCP	610	20	2013	122	10,473
UOP	245	20	1993	49	4,206
UOP	56	20	2013	11	944
UST	264	45	1993	119	10,215

TOTALS	2,519			1,370	117,608
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	0	10	10	100.00	SF	40.00
2	1242	WD DECK A	0	0	0	0	231.00	SF	10.00



87111 BAMBOO HOLLER, YULEE	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000131	C	RES CREEK	0	0007	OR	0.00	0.00	109.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	1	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					117,608
TOTAL MARKET OB/XF VALUE					1,262
TOTAL LAND VALUE - MARKET					136,250
TOTAL MARKET VALUE					255,120
SOH/AGL Deduction					60,934
ASSESSED VALUE					194,186
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					194,186
TOTAL JUST VALUE					255,120
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					238,957

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
2107/0758	3/13/2017	WD	U	V	30
GRANTOR: EVANS CYNTHIA MINER E					
GRANTEE: NEXT TIDE LLC					
2100/1979	2/10/2017	FJ	U	I	11
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\$.									