



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION					VALUATION SUMMARY					STANDARD					PAGE 1 of 1														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	BUILDING MARKET VALUE	TOTAL MARKET OB/XF VALUE	TOTAL LAND VALUE - MARKET	TOTAL MARKET VALUE	SOH/AGL Deduction	ASSESSED VALUE	TOTAL EXEMPTION VALUE	BASE TAXABLE VALUE	TOTAL JUST VALUE	NCON VALUE	INCOME VALUE	PREVIOUS YEAR MKT VALUE	
DOR CODE 0005 COMMON S/D LANDS																													
MAP NUM					MKT AREA					05																			
NEIGHBORHOOD/LOC					5020.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS					TRIBUTARY DR, YULEE																								
EXTRA FEATURES																													
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														
															SALES DATA														
															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE								
															2405/0151	11/02/2020	SW U	V	11	100									
															GRANTOR: THREE RIVERS DEVELOPE														
															GRANTEE: THREE RIVERS COMMUN														
															BUILDING NOTES														
															BUILDING DIMENSIONS														
LAND DESCRIPTION															TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000005	C	COMMON S/D L	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100												
REVIEW DATE 08/11/2020 BY HG Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/02/2023 BY SYS																													