

TRACT 74
PARK
TRIBUTARY PHASE 1A UNIT 6

THREE RIVERS DEVELOPERS LLC
C/O GREENPOINTE COMMUNITIES, 7807 BAYMEADOWS RD E STE 205
JACKSONVILLE, FL 32256

2024

10-2N-26-2010-0T74-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																															
CONSTRUCTION										VALUATION SUMMARY										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		STANDARD		Tax Group: 4		Tax Dist:		BUILDING MARKET VALUE		0		TOTAL MARKET OB/XF VALUE		0		TOTAL LAND VALUE - MARKET		100		TOTAL MARKET VALUE		100		SOH/AGL Deduction		0		ASSESSED VALUE		100		TOTAL EXEMPTION VALUE		0		BASE TAXABLE VALUE		100		TOTAL JUST VALUE		100		NCON VALUE		0		INCOME VALUE				PREVIOUS YEAR MKT VALUE		100																															
DOR CODE 0005 COMMON S/D LANDS										MAP NUM										NEIGHBORHOOD/LOC 5020.00																																																																															
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE										TOT ADJ AREA										SUBAREA MARKET VALUE																																																											
TOTALS										EXTRA FEATURES										CHELSEA GARDEN LN, YULEE										BLD DATE										LGL DATE										XF DATE										LAND DATE										INC DATE										AG DATE										BUILDING NOTES									
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	BUILDING DIMENSIONS																																																																																		
1	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT	1.00	1.00	1.00		100.00	100.00	100																																																																																		
REVIEW DATE 12/03/2021										BY HG										Total Acres: 0.00										Total Land Value: 100										Market: 0										Agricultural: 0										Common: 100										PRINTED 08/06/2024 BY SYS																													