PT OF SEC 9-2N-26E & 10-2N-26E
IN OR 2283/1446 BEING PARCEL A

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

2025

09-2N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	599,110
TOTAL MARKET VALUE	101,816
SOH/AGL Deduction	0
ASSESSED VALUE	101,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,816
TOTAL JUST VALUE	599,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	440,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2283/1446	6/19/2019	SW	Q	V	05	25,000,000
GRANTOR: THREE RIVERS TIMBER L						
GRANTEE: THREE RIVERS DEVELO						
1209/1817	2/23/2004	WD	U	V	07	100
GRANTOR: RAYLAND LLC						
GRANTEE: THREE RIVERS TIMBER						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005500	A	TIMBER 2 N S	0		PUD	0.00	0.00	170.22	AC		1.00	1.00	1.00	525.00	525.00	89,366							
2	005500	A	TIMBER 2 N S	0		PUD	0.00	0.00	8.00	AC		1.00	1.00	1.00	525.00	525.00	4,200							
3	009530	C	POND	0		PUD	0.00	0.00	1.78	AC		1.00	1.00	1.00	2,500.00	2,500.00	4,450							
4	005902	A	HARDWOOD SI	0		PUD	0.00	0.00	20.00	AC		1.00	1.00	1.00	190.00	190.00	3,800							
5	009910	M	MARKET VALUE	0		PUD	0.00	0.00	198.22	AC		1.00	1.00	1.00	3,000.00	3,000.00	594,660							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 200.00 Total Land Value: 101,816 Market: 594,660 Agricultural: 97,366 Common: 4,450 PRINTED 07/30/2025 BY SYS