PT OF SEC'S 9-2N-26E,10-2N-26E,
11-2N-26E, 14-2N-26E, 15-2N-26E,
W LOFTON GRANT 44-2N-26E, & ROBE

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

2025

10-2N-26-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 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

BAYLEY PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/23/2024 DC
INC DATE		AG DATE	06/06/2025 KB

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,097,798
TOTAL MARKET VALUE	3,598,042
SOH/AGL Deduction	0
ASSESSED VALUE	3,598,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,598,042
TOTAL JUST VALUE	9,097,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/0643	8/19/2021	SW	U	V	11	100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: THREE RIVERS COMMUN						
2283/1446	6/19/2019	SW	Q	V	05	25,000,000
GRANTOR: THREE RIVERS TIMBER L						
GRANTEE: THREE RIVERS DEVELO						

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	009900	C	ACREAGE NON-	0		PUD			136.30	AC		1.00	1.00	1.00	25,000.00	25,000.00	3,407,500							
2	009530	C	POND	0		PUD	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							
3	009606	C	CONSERVATION	0		PUD	0.00	0.00	11.98	AC		1.00	1.00	1.00	100.00	100.00	1,198							
4	005501	A	TIMBER 2 P S	0		PUD	0.00	0.00	243.14	AC		1.00	1.00	1.00	515.00	515.00	125,217							
5	005401	A	TIMBER 1 P	0		PUD			50.00	AC		1.00	1.00	1.00	750.00	750.00	37,500							
6	005500	A	TIMBER 2 N S	0		PUD	0.00	0.00	36.50	AC		1.00	1.00	1.00	525.00	525.00	19,162							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 529.22 Total Land Value: 3,598,042 Market: 5,684,100 Agricultural: 184,344 Common: 3,413,698 PRINTED 07/30/2025 BY SYS

PT OF SEC'S 9-2N-26E,10-2N-26E,
11-2N-26E, 14-2N-26E, 15-2N-26E,
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2025

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BUILDING CHARACTERISTICS

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TOTALS					

MARKET ADJUSTMENTS

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

BAYLEY PL, YULEE

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NASSAU COUNTY PROPERTY

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PREVIOUS YEAR MKT VALUE	

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7	005900	A	TIMBER WETLA	0		PUD	0.00	0.00	49.30	AC		1.00	1.00	1.00	50.00	50.00	2,465							
8	009910	M	MARKET VALUE	0		PUD	0.00	0.00	378.94	AC		1.00	1.00	1.00	15,000.00	15,000.00	5,684,100							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 529.22 Total Land Value: 3,598,042 Market: 5,684,100 Agricultural: 184,344 Common: 3,413,698 PRINTED 07/30/2025 BY SYS