



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT										CONSTRUCTION										VALUATION SUMMARY											
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: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 4,500,000 TOTAL MARKET VALUE 11,708 SOH/AGL Deduction 0 ASSESSED VALUE 11,708 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,708 TOTAL JUST VALUE 4,500,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 4,500,000											
DOR CODE 5500										TIMBERLAND 80-89										PERMIT NUM											
MAP NUM										MKT AREA 05										DESCRIPTION											
NEIGHBORHOOD/LOC 5001.00																				AMT											
AREA TYPE										TOTAL GROSS AREA										ISSUED											
PCT OF BASE										YEAR																					
TOT ADJ AREA										SUBAREA MARKET VALUE																					
TOTALS										EDWARDS RD, YULEE										SALES DATA											
EXTRA FEATURES																				OFF RECORD Number											
																				DATE											
																				TYPE INST											
																				Q / V / RSN CD											
																				2801/238 7/15/2025 SW Q V 01 3,000,000											
																				GRANTOR: LMC TRIBUTARY HOLDING											
																				GRANTEE: TRIBUTARY UNIT 22 L											
																				2594/1511 10/06/2022 SW Q V 01 6,120,000											
																				GRANTOR: THREE RIVERS DEVELOPE											
																				GRANTEE: LMC TRIBUTARY HOLDI											
																				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	DPHT 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	22.30	AC		1.00	1.00	1.00	525.00	525.00	11,708														
2	009910	M	MARKET VALUE	0		PUD	0.00	0.00	300.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	4,500,000														
REVIEW DATE 02/14/2024 BY KBA Total Acres: 22.30 Total Land Value: 11,708 Market: 4,500,000 Agricultural: 11,708 Common: 0 PRINTED 07/30/2025 BY SYS																															