

TRACT 40
 OPEN SPACE & UTILITIES
 TRIBUTARY PHASE 1A UNIT 2

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
 C/O WRATHELL HUNT & ASSOC LLC, 2300 GLADES RD STE 410W
 BOCA RATON, FL 33431

2025

10-2N-26-2010-0T40-0000



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 Tax Group: 4 Tax Dist: STANDARD 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																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 2481/0314 7/21/2021 SW U V 11 100 GRANTOR: THREE RIVERS DEVELOPE GRANTEE: THREE RIVERS COMMUN											
MAP NUM		05																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
NEIGHBORHOOD/LOC		5020.00																		BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS		WHITE RABBIT AVE, YULEE																													
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															
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 PUD 0.00 0.00 1.00 UT 1.00 1.00 1.00 100.00 100.00 100																															
REVIEW DATE		03/16/2021		BY HG		Total Acres: 0.00		Total Land Value: 100		Market: 0		Agricultural: 0		Common: 100		PRINTED 07/30/2025 BY SYS															