

TRACT 45
STORM WATER MGMT FACILTIY &
OPEN SPACE

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

2025

10-2N-26-2010-0T45-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		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																PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																											
NEIGHBORHOOD/LOC 5020.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA											
																OFF RECORD Number DATE TYPE 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											
TOTALS																BLD DATE				LGL DATE							
EXTRA FEATURES						LEAFMORE PL, YULEE										XF DATE				LAND DATE							
																INC DATE				AG DATE							
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 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	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																											