



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									
																	STANDARD										
VALUATION BY																	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							
PERMIT NUM																	DESCRIPTION			AMT		ISSUED					
SALES DATA																											
OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE																		
2489/0643		8/19/2021		SW	U	V	V	11	100																		
GRANTOR: THREE RIVERS DEVELOPE																											
GRANTEE: THREE RIVERS COMMUN																											
2481/0314		7/21/2021		SW	U	V	V	11	100																		
GRANTOR: THREE RIVERS DEVELOPE																											
GRANTEE: THREE RIVERS COMMUN																											
BUILDING NOTES																											
BUILDING DIMENSIONS																											
TOTALS																											
EXTRA FEATURES																											
WHITE RABBIT AVE, YULEE																											
BLD DATE																											
XF DATE																											
INC DATE																											
LGL DATE																											
LAND 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												
LAND DESCRIPTION																											
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	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										
TOTAL OB/XF																											
0																											
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																											