

TRACT 81  
 OPEN SPACE & UTILITES  
 TRIBUTARY PHASE 1A UNIT 6

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

2025

10-2N-26-2010-0T81-0000



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													
																	PERMIT NUM				DESCRIPTION				AMT				ISSUED			
																	SALES DATA															
																	OFF RECORD Number		DATE		TYPE INST	Q U	V I	R /	S N CD	SALE PRICE						
																	BUILDING NOTES															
																	BUILDING DIMENSIONS															
TOTALS																	0															

LAND DESCRIPTION												TOTAL OB/XF													
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							
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								