

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

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

2025

10-2N-26-2010-0TR1-0000



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																												
																		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																			
DOR CODE																	0005										COMMON S/D LANDS																			
MAP NUM																											MKT AREA										05									
NEIGHBORHOOD/LOC																											5020.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
TOTALS																																														
EXTRA FEATURES																	TRIBUTARY DR, YULEE																													
																	BLD DATE										LGL DATE																			
																	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																														
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																	08/11/2020										BY HG																			
Total Acres:																	0.00										Total Land Value: 100																			
Market:																	0										Agricultural: 0																			
Common:																	100										PRINTED 07/30/2025 BY SYS																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0151	11/02/2020	SW	U	V	11	100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: THREE RIVERS COMMUN						

BUILDING NOTES									

BUILDING DIMENSIONS									