

TRACT 99  
 PARK, LANDSCAPE, HARDSCAPE, MAIN  
 OPEN SPACE, & SIGNAGE

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

**2025**

10-2N-26-2010-T099-0000  


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		05																													
NEIGHBORHOOD/LOC		5020.00																		<b>SALES DATA</b>											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE					OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE															
TOTALS																				<b>BUILDING NOTES</b>											
EXTRA FEATURES										POND SIDE LN, YULEE										<b>BUILDING DIMENSIONS</b>											
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			1.00	UT		1.00	1.00	1.00	100.00	100.00	100														
REVIEW DATE 06/06/2023 BY DC Total Acres: 1.38 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																															