

TRACT 24
 STORM WATER MGMT FACILITY
 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-TR24-0000



| 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 | | 0 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | TRIBUTARY DR, YULEE | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 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 | |