

TRACT 2  
ACCESS, LANDSCAPE, HARDSCAPE, MA  
OPEN SPACE & SIGNAGE

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

2025

10-2N-26-2011-T002-0000



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																																															
DOR CODE 0005 COMMON S/D LANDS										MAP NUM										MKT AREA 05																																																	
NEIGHBORHOOD/LOC										AREA TYPE										TOTAL GROSS AREA										PCT OF BASE										YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
TOTALS										BLD DATE										LGL DATE										10/29/2024										DC																													
EXTRA FEATURES										DRIFTWOOD CT, YULEE										XF 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	SALES DATA																																																				
																	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																																																				
										BUILDING NOTES										BUILDING DIMENSIONS																																																	
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	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					1.00	UT		1.00	1.00	1.00	100.00	100.00	100																																																				
REVIEW DATE 10/29/2024 BY DC										Total Acres: 0.00										Total Land Value: 100										Market: 0										Agricultural: 0										Common: 100										PRINTED 07/30/2025 BY SYS									