

TRACT 1
 STORMWATER MGMT FACILITY/ACCESS/
 HARDSCAPE/MAINTENANCE/OPEN SPACE

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

2025

10-2N-26-2011-TR01-0000

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																															
NEIGHBORHOOD/LOC		5020.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA															
																OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE									
TOTALS																															
EXTRA FEATURES										BAYLEY PL, YULEE										BUILDING NOTES											
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	BUILDING DIMENSIONS														
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	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 10/29/2024 BY DC Total Acres: 3.49 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																															