

TRACT 7
 PARK/MAIL KIOSK/ACCESS/LANDSCAPE
 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-TR07-0000


| 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 Tax Group: 4 Tax Dist: STANDARD 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 | | | | | | | | | | | | | | | | | | SALES DATA | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | ESTUARY WAY, 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 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | PUD | | | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |