

TRACT 84  
 STORMWATER MGMT FACILITY, ACCESS  
 HARDSCAPE, MAINTENANCE, OPEN SPA

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

**2025**

10-2N-26-2011-TR84-0000  


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 / V / I /		RSN CD		SALE PRICE					
TOTALS																				BLD DATE		LGL DATE		12/01/2023		DC		<b>BUILDING NOTES</b>									
EXTRA FEATURES		ESTUARY WAY, YULEE																		XF DATE		LAND DATE						<b>BUILDING DIMENSIONS</b>									
INC 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																				
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 12/01/2023 BY DC Total Acres: 2.69 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																																					