

TRACT 88
ACCESS TRAIL, LANDSCAPE, HARDSCAPE
MAINTENANCE, 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-TR88-0000



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											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
TOTALS DOR CODE 0005 COMMON S/D LANDS MAP NUM MKT AREA 05 NEIGHBORHOOD/LOC 5020.00										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 12/01/2023 DC											
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	BUILDING DIMENSIONS														
																	LAND DESCRIPTION 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														
																	TOTAL OB/XF 0														
																	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: 0.54 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS														