

TRACT 89
 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-TR89-0000


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										MAP NUM: MKT AREA: 05										NEIGHBORHOOD/LOC: 5020.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS										ESTUARY WAY, YULEE										BLD DATE: LGL DATE: 12/01/2023 DC XF DATE: LAND DATE: INC DATE: AG DATE:														
EXTRA FEATURES										SALES DATA										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	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE											
LAND DESCRIPTION										TOTAL OB/XF										BUILDING DIMENSIONS														
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: 0.24 Total Land Value: 100										Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS														