

Explore *more*

MAGAZINE

PREPARE
TO BLOW YOUR
RIVER LOVIN' MIND

WIDE OPEN SPACES
WITH AMENITIES AND
ACTIVITIES FOR
ALL AGES

CONVENIENTLY
LOCATED FOR EASY
TRAVEL TO ANY LOCALE

Tributary

NASSAU COUNTY, FLORIDA

Prepare to Blow

Your River Lover's Mind



“The neighborhood is a perfect balance between community and wildlife...It's a natural paradise.”

– *Michael Carey*
Tributary Resident

Imagine a place where outdoor enjoyment takes priority. Where days are filled with action-packed fun surrounded by glistening waterways and majestic evergreen forests. Located in Nassau County just north of Jacksonville, Florida, Tributary has made that dream a reality with an energetic new 1,550-acre master-planned community. Here, residents enjoy a naturally inspired lifestyle designed to make every day a new adventure. Whether kayaking down the Nassau River, spending the day at the lakefront amenity center, or exploring the thriving city of Jacksonville, residents will never run out of ways to **Explore More.**



Photo Courtesy of: Visit Jacksonville

The Best of North Florida

“Tributary has made our quality of life so much more exciting! Everything we can wish for is all within easy reach.”

– Elizabeth Carey
Tributary Resident

at Your Doorstep



Photo Courtesy of: Visit Jacksonville

Located in the northeast corner of Florida's Atlantic coastline, Nassau County's eclectic mix of natural wonders provides a nature-focused playground all ages can enjoy. Beach lovers cherish strolling along miles of white-sand beaches, while easy access to Nassau Sound and the Atlantic Ocean ensures fishing, sailing, and kayaking adventures abound throughout the region. Numerous priceless estuaries and state parks provide hiking trails that meander through serene forests, with endless history and wilderness to explore.

Aside from its natural beauty, Nassau County boasts a never-ending list of attractions from its dynamic and high-energy cities. There's never a shortage of things to discover, from world-class shopping in Jacksonville to fascinating museums, historic landmarks, and unique eateries in Fernandina Beach. No matter how residents explore North Florida, they will surely be able to find a new adventure waiting to be taken.



Photo Courtesy of: Amelia Island Tourism Development Council



Photo Courtesy of: Visit Jacksonville



Photo Courtesy of: Visit Jacksonville



Photo Courtesy of: Amelia Island Tourism Development Council



“It’s a beautiful community that will continue to grow over time. There are a lot of good people here.”

– **Keith Howard**
Tributary Resident



“The amenities and events Tributary has planned really bring people together. There’s a great sense of community here.”

– **Angie Cornell**
Tributary Resident



“I’m working from home full time so I wanted a model that had a dedicated office space.”

– **Donny Cornell**
Tributary Resident



“I’m Navy. I was at Mayport before and then I went to NAS Jacksonville. Today I had to go to the commissary. I just went up to Kings Bay, which is really close.”

– **Daniel Laudenslager**
Tributary Resident

Through Our Residents’ Eyes



“The birds are amazing!”

– **Michael Carey**
Tributary Resident



“... I can do everything I want to do without leaving my neighborhood. How many people can say that?”

– **Elizabeth Carey**
Tributary Resident



Lookout!

Endless Family Fun



Lies Ahead

Overlooking a wide lake with a forested natural shoreline, Tributary's Lookout Amenity Center is the stylish new social hub of this fun-loving community. Inside, the rustic-modern architecture creates a welcoming oasis where residents can relax and enjoy conversations with neighbors and friends. A contemporary-designed lounge space is highlighted by a full kitchen and bar-top eating area, allowing residents to enjoy one of Tributary's many social events or host one of their own. For work-from-home professionals, an enclosed office space provides the ultimate setup, where great minds can gather in a quiet, relaxed setting.



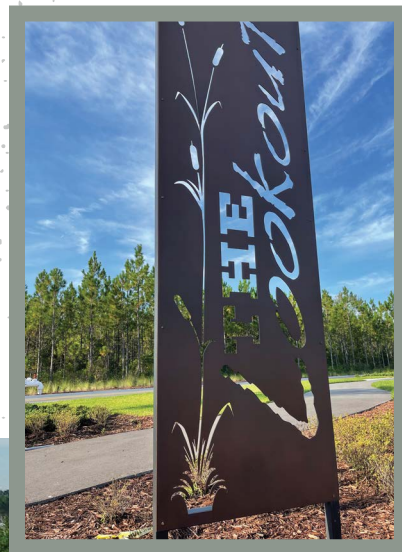
“When they had the grand opening, the kids were just like, ‘This is so nice.’”

— Angie Cornell
Tributary Resident

Resort-Style Living Never Looked So Good

Creating inspiration and adventure, the exterior amenities at the Lookout Amenity Center allow imaginations of all ages to run wild. The 5,400-square-foot pool and sundeck ensure that every day feels like a tropical vacation, and slow-sloping beach entrances make it perfect even for toddlers to make a splash. Stylish chaise lounges and plentiful seating areas surrounding the pool provide a welcoming, leisurely atmosphere with plenty of room to soak in the Florida sunshine. Endless hours of fun lie ahead for young children at the Adventure Zone tot-lot, while a recreational playfield allows “big kids” to play kickball, work on those soccer skills, or enjoy other pick-up games

in the fresh Florida air.



“I feel I have to pinch myself. I can’t believe that this belongs to us. We get to use this and it’s like a resort. So I just love it.”

– Angie Cornell
Tributary Resident





Health & Wellness

Take Center Stage

“ We love the gym!”

– Donny Cornell, Tributary Resident

From new fitness journeys to old regimens, health and wellness take priority at Tributary’s new Fitness Center. The 4,700-square-foot facility features endless ways for residents to stay fit while having fun with new friends. Large workout areas are filled with the latest muscle-building and cardio equipment, while exercise rooms keep an active schedule of group events. Tributary has also joined in on the newest craze that is the fastest-growing sport in America – pickleball! Two lakeside courts provide avid competitors and beginners alike with endless hours of *paddle-whacking fun*.



“ We’ve gone to the pickleball court and chased each other back and forth across.”

– Elizabeth Carey
Tributary Resident

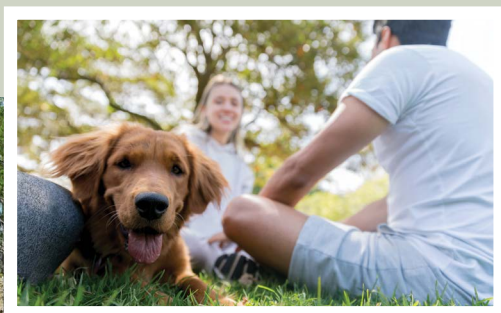
Priceless Connections with Nature

“It’s huge and it’s lovely. They kept with the feel of the neighborhood and there’s a place to sit down, and it’s just tucked away.”

– Elizabeth Carey
Tributary Resident

For many people, there’s no better feeling than getting lost in nature. Relaxing, unplugging, and making priceless memories with family and friends. That’s why the developers at Tributary have partnered with Avid Trails to create a network of scenic trails, green spaces, and pocket parks for residents to enjoy outdoor living at its finest.

These trails and parks, however, aren’t just for humans. A Pawsome Dog Park has also become the favored destination for furry friends to run wild and have their own tail-wagging fun. The park features two fenced play areas for large and small dogs, obstacle course challenges, and an immaculate grass yard so no one goes home muddy. Four-legged friends can roam on adventures, play fetch, and chase their tails until they get dizzy!



Perks for KIDS of All Ages

Just steps from Tributary, the new 40-acre Tributary Regional Park provides endless ways to get outdoors and Explore More. Let younger children run wild at the playground, while baseball and multipurpose recreational fields offer plentiful opportunities for pick-up kickball, baseball or soccer games. Bring a blanket and some lunch for an afternoon picnic in the wide-open green areas, or adventure down endless trails to spot all the area’s wildlife. Plans also include a dog park and a canoe-and-kayak launch at Boggy Creek. No matter what adventures families choose, they will surely create lasting memories surrounded by nature’s beauty.



“It’s a pretty place. I can’t wait ‘til the estuary’s finished, when we can get down there and see everybody enjoying that. That’s my big thing. Can’t wait.”

– Keith Howard
Tributary Resident



Homes as

Unique

as Their Residents



Tributary

When you imagine your dream home, what do you see?

Do you envision wood floors or carpets?

An open-concept floorplan or separated rooms?

What does your dream kitchen look like?

At Tributary, each new home has been designed to meet the needs of every family, no matter what stage of life they are enjoying. A selection of the area's premier builders provides a variety of home styles and floorplans to create the home residents have always dreamed of. Homebuyers also have the flexibility to personalize their floorplan selection with hundreds of interior options that reflect their *distinctive taste and style*.



Most people who are empty nesters downsize, but we actually didn't downsize. We got the extra rooms so we could have family come down and spend some time with us."

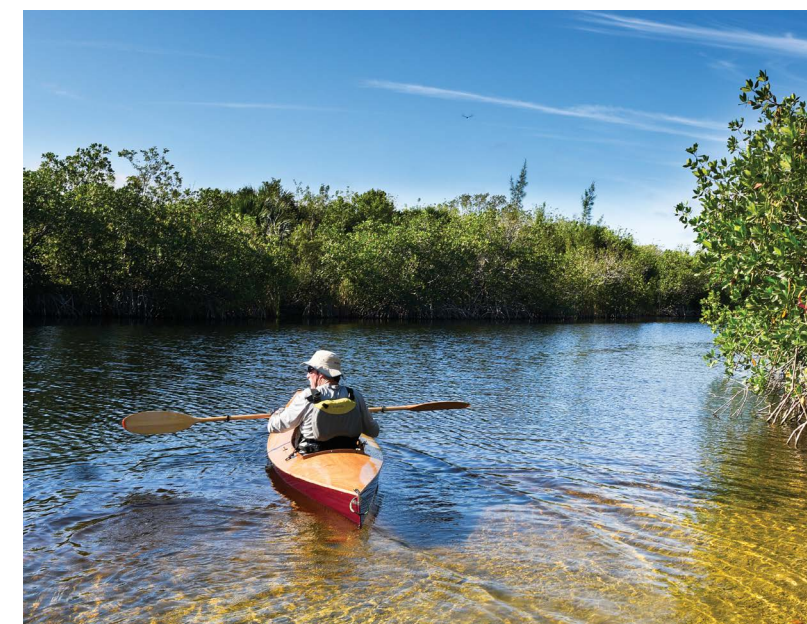
– Donny Cornell
Tributary Resident

A New Wave of Active-Adult Living



A new wave of active-adult living is blossoming in North Florida's best new naturally inspired community. Lakeview 55+ at Tributary is Nassau County's ideal retirement destination, bringing active-adult residents together with new construction homes and endless resort-style amenities. This gated community features stylish, low-maintenance homes with open floorplans for comfortable, convenient living—all on lush lakefront and preserve homesites.

An exclusive amenity center will be the epicenter of activity with a fitness center, a resort-style pool with cabanas, a pavilion, tennis courts, pickleball courts, and a bocce ball lawn. Situated on three acres overlooking a large lake, this community gathering spot will be enveloped by the area's natural beauty. A full-time Lifestyle Director will be on-hand to not only keep residents active and engaged, but also create a welcoming and family-like setting that is second to none. Natural amenities such as miles of planned nature trails, bike paths, parks, and more, will not be far, with all of the amenities within the Tributary community, including the Lookout Amenity Center, open to **Lakeview residents.**



Life's Conveniences All Within Reach

Learning Abounds

Home to one of the highest-rated school districts in the state, North Florida's Nassau County is ready to educate the next generation of thinkers and achievers. With top-rated teachers, high graduation rates, impressive test scores, and excellent athletics, it's no wonder that parents seek out a Nassau County education for their children. Among the area's impressive schools are Wildlight Elementary, Yulee Middle and Yulee High Schools. Best of all, Tributary is introducing a brand new public school within the next couple of years, so the learning can continue in residents' backyards.

The Doctors Are In

Nassau County is welcoming four new healthcare innovators to the community with open arms – UF Health, Baptist Health, River City Rehabilitation Center, and Memorial Hospital. The expansion of the medical industry is a key component to supporting a thriving community in Nassau County, creating both high-paying new jobs and top-notch services for the broader area.

Where Adventures Take Flight

With JAX International Airport located just 15 minutes from Tributary, travelers to both regional and international destinations won't have to worry about long trips to the airport.

Minutes from A-rated schools, leading medical centers, beautiful beaches, and historic downtowns—plus endless dining, culture, and entertainment—Tributary living boasts the best of all worlds.



Photo Courtesy of: Amelia Island Tourism Development Council

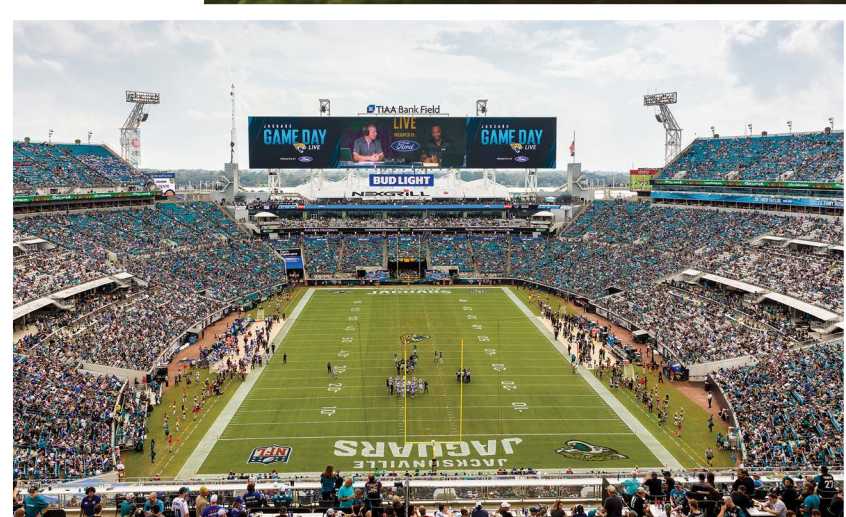


Photo Courtesy of: Visit Jacksonville

North Florida: A *Nature* Lover's Playground



North Florida is the gateway to everything exciting, with a cherished mix of natural wonders waiting to be discovered. Adventure through history and wilderness at numerous state parks, including Four Creeks State Forest, Fort Clinch State Park, and the Talbot Island Parks. Beach lovers cherish strolling Amelia Island's miles of sandy shores while hunting for seashells or surfing waves in the crystal-clear Atlantic Ocean waters. Avid sports fans relish cheering on a wide variety of professional sports teams, while golfers can enjoy a round on some of the nation's top courses.



Easy access to the sprawling tributaries and tidal creeks feeding Nassau Sound and the Atlantic Ocean ensures the fun doesn't end on land. Fishing, boating, and kayaking adventures also abound throughout the region. With endless natural beauty to discover both on land and sea, residents will never run out of ways to **Explore More.**

1 2 3 Photos Courtesy of: Visit Jacksonville



Photo Courtesy of: Visit Jacksonville



Photo Courtesy of: Amelia Island Tourism Development Council

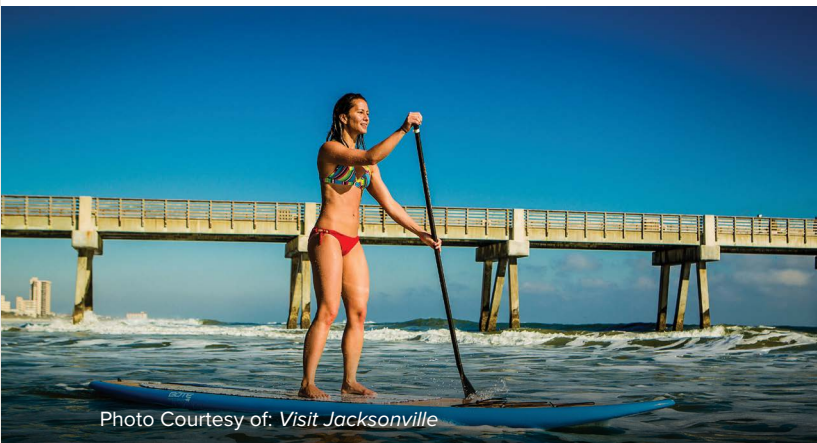


Photo Courtesy of: Visit Jacksonville



Photo Courtesy of: Amelia Island Tourism Development Council

“It's Florida, and it's a natural paradise.”

— **Elizabeth Carey**
Tributary Resident



Photo Courtesy of: Amelia Island Tourism Development Council

“ Oh, it’s great. Yeah. I mean, it feels like you’re way away, but I-95 is so close.”

– Daniel Laudenslager
Tributary Resident

Explore Nassau County’s Rich History

Did you know

that Nassau County is one of Florida’s oldest counties, dating back to the mid-16th century?

With centuries of history to share, Nassau County takes deep pride in its family-friendly historical attractions that tell the stories of industry, agriculture, and life in the early days of Florida.

On Fernandina Beach, residents can explore the grounds of Florida’s first lighthouse or enjoy the eclectic art galleries and boutique shopping within Downtown Fernandina. The Amelia Island Museum of History preserves the area’s rich past, while the American Beach Museum shares the culture and heritage of the African American community. Nassau County is also home to the 19th-century Fort Clinch, an instrumental part of the American Civil War. These destinations and more enlighten future generations about the past as time marches on.



Photo Courtesy of: Visit Jacksonville

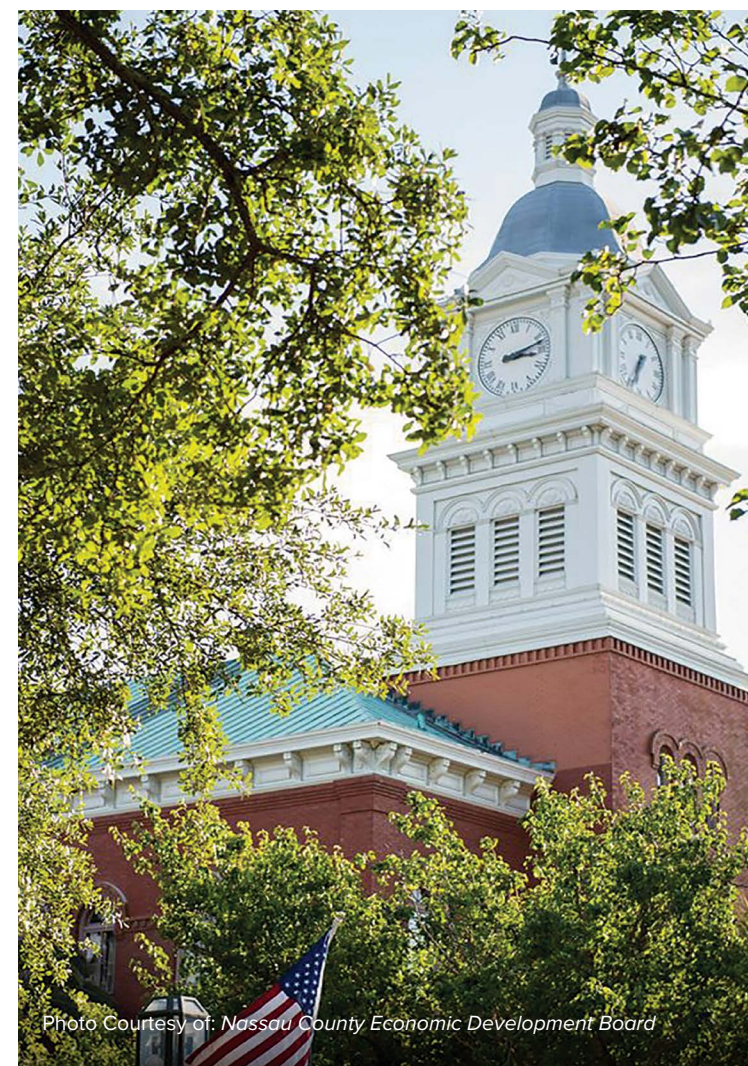


Photo Courtesy of: Nassau County Economic Development Board





GreenPointe Developers: Building a Better Future

As the visionary leaders behind Tributary, GreenPointe Developers has more than 140 years of collective experience in developing some of the most sought-after master-planned and condominium communities in the Southeast. The team creates and transforms residential and mixed-use communities into neighborhoods for today's homebuyers, while providing lasting, sustainable value.

Having the utmost respect for the land, the GreenPointe team works diligently to protect and enhance nature's best assets. This thoughtful practice allows GreenPointe Developers to create and re-energize communities that provide for an enduring lifestyle where people want to live, work, and enjoy recreation.

GREENPOINTE
DEVELOPERS, LLC.

Tributary

Tributary Lifestyle Director

Tributary has a full-time Lifestyle Director who ensures the community calendar is full of social events, parties, club meetings, and community gatherings throughout the year. Stop by the amenity center to say hi and see what's in store!

Tributary Homeowners Association

The community HOA is managed by Castle Group. For more information, visit www.tributarylivinghoa.com.

Tributary Community Development District

The CDD for Tributary is registered as Three Rivers CDD and is administered by Wrathell, Hunt & Associates.

For more information please visit www.whhassociates.com.



TributaryLiving.com



Prepare to
**Blow Your
River Lovin' Mind!**

NORTH FLORIDA'S BEST MASTER-PLANNED COMMUNITY

It's time to get out, forge a fresh path and savor the exciting, new lifestyle that's waiting for you at Tributary. Close enough to work and life's conveniences, and surrounded by Nassau County's natural wonders. You've found your new hometown.

Tributary
EXPLORE MORE

TributaryLiving.com

76436 TRIBUTARY DRIVE, YULEE, FL 34123



Site plans, community maps, photos and depictions are for illustration purposes only, are conceptual in nature, and should not be relied upon. GreenPointe Developers, LLC reserves the right to make changes to the foregoing at any time without notice. Home design, pricing, terms and offers are subject to change. See Home Builders' Sales Consultant for details.

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