PT OR 1400/362-368
EX PT HERON ISLES PHASE 2
PB 7/218-228

HERON ISLES JOINT VENTURE LLP
12443 SAN JOSE BLVD STE #504
JACKSONVILLE, FL 32223

**2023**

37-3N-28-0000-0001-0030

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4038.0100 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| | | | | |
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

CHESTER RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/31/2023 DC |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,652,300 |
| TOTAL MARKET VALUE | 4,615 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,615 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,615 |
| TOTAL JUST VALUE | 1,652,300 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 420,252 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1400/0366 | 3/30/2006 | WD | U | V | 06 | 317,100 |
| GRANTOR: PEN VENTURES LTD & | | | | | | |
| GRANTEE: HERON ISLES JOINT V | | | | | | |
| 1400/0362 | 3/30/2006 | WD | U | V | 06 | 317,100 |
| GRANTOR: SEGOVIA VENTURES LTD | | | | | | |
| GRANTEE: HERON ISLES JOINT V | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 005600 | A | TIMBER 3 SI | 0 | | PUD | 0.00 | 0.00 | 9.49 | AC | | 1.00 | 1.00 | 1.00 | 410.00 | 410.00 | 3,891 | | | | | | | |
| 2 | 005901 | A | HARDWOOD SI | 0 | | PUD | 0.00 | 0.00 | 3.22 | AC | | 1.00 | 1.00 | 1.00 | 225.00 | 225.00 | 724 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | PUD | 0.00 | 0.00 | 12.71 | AC | | 1.00 | 1.00 | 1.00 | 130,000.00 | 130,000.00 | 1,652,300 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 10/10/2017 BY KWX Total Acres: 12.71 Total Land Value: 4,615 Market: 1,652,300 Agricultural: 4,615 Common: 0 PRINTED 08/02/2023 BY SYS