

TRACT "B"
HERON ISLES PHASE 2 PBK 7/218
{LIFT STATION}

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2023

37-3N-28-0740-000B-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 1,000 TOTAL MARKET VALUE 1,000 SOH/AGL Deduction 0 ASSESSED VALUE 1,000 TOTAL EXEMPTION VALUE 04 1,000 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 1,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,000																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1466/0977</td> <td>12/18/2006</td> <td>SW</td> <td>U</td> <td>I</td> <td>06</td> <td>100</td> </tr> </tbody> </table> GRANTOR: HERON ISLES JOINT VEN GRANTEE: HERON ISLES COMMUNI										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1466/0977	12/18/2006	SW	U	I	06	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1466/0977	12/18/2006	SW	U	I	06	100																																					
TOTALS EXTRA FEATURES										96485 COMMODORE POINT DR, YULEE <table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE													
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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																																	
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																			
1	009100	C	UTILITY	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	1,000.00	1,000.00	1,000																										
REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 1,000 Market: 0 Agricultural: 0 Common: 1,000 PRINTED 08/02/2023 BY SYS																																											