

TRACT "C"  
 HERON ISLES PHASE 2 PBK 7/218  
 {LAKE AREA HB 1721 SEC 4}

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT  
 C/O GOVERNMENTAL MNGMT SERVICE, 475 WEST TOWN PLACE SUITE 11  
 ST AUGUSTINE, FL 32092

**2023**

37-3N-28-0740-000C-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 |    |             |              |     |        |            |  |           |  |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      |                                |        | STANDARD          |    |             |              |     |        |            |  |           |  |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      | VALUATION BY                   |        |                   |    |             | 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       |  |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      | PERMIT NUM                     |        |                   |    | DESCRIPTION |              |     |        | AMT        |  |           |  | ISSUED |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      |                                |        |                   |    |             |              |     |        |            |  |           |  |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      | SALES DATA                     |        |                   |    |             |              |     |        |            |  |           |  |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      | OFF RECORD Number              |        | DATE              |    | TYPE INST   | Q U          | V I | RSN CD | SALE PRICE |  |           |  |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      | 1466/0977                      |        | 12/18/2006        |    | SW          | U            | I   | 06     | 100        |  |           |  |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      | GRANTOR: HERON ISLES JOINT VEN |        |                   |    |             |              |     |        |            |  |           |  |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      | GRANTEE: HERON ISLES COMMUNI   |        |                   |    |             |              |     |        |            |  |           |  |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      | BUILDING NOTES                 |        |                   |    |             |              |     |        |            |  |           |  |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      | BUILDING DIMENSIONS            |        |                   |    |             |              |     |        |            |  |           |  |        |  |  |  |  |  |  |  |
| TOTALS  |            |              |                      |     |     |          |       |       |                | HERON ISLES PKWY, YULEE |         |             |             |                |                 |                |            |                             |      | BLD DATE                       |        |                   |    |             |              |     |        |            |  | LGL DATE  |  |        |  |  |  |  |  |  |  |
| EXTRA FEATURES  |            |              |                      |     |     |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      | XF DATE                        |        |                   |    |             |              |     |        |            |  | LAND DATE |  |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      | INC DATE                       |        |                   |    |             |              |     |        |            |  | AG DATE   |  |        |  |  |  |  |  |  |  |
| 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             |         |             |             |                |                 |                |            |                             |      | 0                              |        |                   |    |             |              |     |        |            |  |           |  |        |  |  |  |  |  |  |  |
| 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   | 000005     | C            | COMMON S/D L         | 0   |     |          | 0.00  | 0.00  | 1.00           | UT                      |         | 1.00        | 1.00        | 1.00           | 100.00          | 100.00         | 100        |                             |      |                                |        |                   |    |             |              |     |        |            |  |           |  |        |  |  |  |  |  |  |  |
| REVIEW DATE 05/17/2021 BY KWX Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/02/2023 BY SYS |            |              |                      |     |     |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      |                                |        |                   |    |             |              |     |        |            |  |           |  |        |  |  |  |  |  |  |  |