

TRACT "L"
 HERON ISLES PHASE 2 PBK 7/218
 {BUFFER 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-28-0740-000L-2000



| 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 | | | | | | | | | | COMMODORE POINT DR, YULEE | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |