

TRACT "O"
 HERON ISLES PHASE 2 PBK 7/218
 {WETLAND 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-28-0740-0000-0000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD												
														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												
DOR CODE										0005 COMMON S/D LANDS																			
MAP NUM										MKT AREA										04									
NEIGHBORHOOD/LOC										4038.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES										COMMODORE POINT DR, YULEE																			
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																													

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	