

TRACT "A"  
HERON ISLES PHASE 2 PBK 7/218  
{PROPOSED RIGHT OF WAY}

NASSAU COUNTY  
96135 NASSAU PLACE STE 1  
YULEE, FL 32097

2023

37-3N-28-0740-00A2-0000



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									
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 13,300 <b>TOTAL MARKET VALUE</b> 13,300 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 13,300 <b>TOTAL EXEMPTION VALUE</b> 03 13,300 <b>BASE TAXABLE VALUE</b> 0 <b>TOTAL JUST VALUE</b> 13,300 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 13,300											
DOR CODE 8000 VAC GOVERNMENTAL										MAP NUM MKT AREA 04										NEIGHBORHOOD/LOC 4038.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS										CHESTER RD, YULEE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
EXTRA FEATURES										SALES DATA										BUILDING NOTES											
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	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE								
LAND DESCRIPTION										TOTAL OB/XF										BUILDING DIMENSIONS											
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	008600	C	COUNTY	0		PUD	0.00	0.00	5.32	AC		1.00	1.00	0.05	50,000.00	2,500.00	13,300														
REVIEW DATE 01/01/2018 BY MH										Total Acres: 5.32 Total Land Value: 13,300										Market: 0 Agricultural: 0 Common: 13,300 PRINTED 08/02/2023 BY SYS											