

TRACT "M" (EX CNSVTN ESMT  
IN OR 1386/1749)  
HERON ISLES #1 R/P PBK 7/152

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

2023

37-3N-28-0740-00M0-0000



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 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														
															<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>														
															<b>SALES DATA</b> OFF RECORD      TYPE      Q      V      RSN      SALE Number      DATE      INST      U      I      CD      PRICE														
															<b>BUILDING NOTES</b>														
															<b>BUILDING DIMENSIONS</b>														
<b>TOTALS</b> 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															BLD DATE      LGL DATE XF DATE      LAND DATE INC DATE      AG DATE														
<b>EXTRA FEATURES</b> 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															COMMODORE POINT DR, YULEE														
<b>LAND DESCRIPTION</b> 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															<b>TOTAL OB/XF</b> 0														
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																													
<b>REVIEW DATE</b> 05/17/2021 <b>BY</b> KWX      Total Acres: 0.00      Total Land Value: 100      Market: 0      Agricultural: 0      Common: 100 <b>PRINTED 08/02/2023 BY SYS</b>																													