

TRACT "E" (EX PT IN  
OR 1588/462,OR 1588/464  
& OR 1588/466)

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

2024

37-3N-28-0740-000E-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		STANDARD		Tax Group: 4		Tax Dist:		PERMIT NUM		DESCRIPTION		AMT		ISSUED	
														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										CADE ST, YULEE																			
										BLD DATE										LGL DATE									
										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 08/06/2024 BY SYS																													

**BUILDING NOTES**

**BUILDING DIMENSIONS**