

TRACT "H"
 HERON ISLES PHASE 2 PBK 7/218
 {LAKE 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

2024

37-3N-28-0740-000H-2000



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																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1466/0977 12/18/2006 SW U I 06 100 GRANTOR: HERON ISLES JOINT VEN GRANTEE: HERON ISLES COMMUNI											
MAP NUM		MKT AREA 04																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
NEIGHBORHOOD/LOC		4038.00																		BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
					TOTALS EXTRA FEATURES BASS LK, YULEE TOTAL OB/XF 0																										
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 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															