

TRACT "S"
 HERON ISLES PHASE 1 PBK 7/40
 {BUFFER 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-28-0740-000S-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																	
																						STANDARD																	
																				VALUATION BY					Tax Group: 4					Tax Dist:									
																				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									
																				PERMIT NUM				DESCRIPTION				AMT				ISSUED							
																				SALES DATA																			
																				OFF RECORD		DATE		TYPE		Q		V		RSN		SALE							
																				Number				INST		U		I		CD		PRICE							
																				1424/0169		6/27/2006		SW		U		V		06		100							
																				GRANTOR: HERON ISLES JOINT VEN																			
																				GRANTEE: HERON ISLES COMMUNI																			
																				BUILDING NOTES																			
																				BUILDING DIMENSIONS																			
TOTALS										HERON ISLES PKWY, YULEE										0																			
EXTRA FEATURES																																							
L	OB/XF	DESCRIPTION								BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT	ORIG	YEAR	YEAR	Q	%	OB/XF MKT	NOTES															
N	CODE															PRICE	COND	ON	ACTUAL		COND	VALUE																	
1	000005	COMMON S/D L								0							1.00	UT	1.00	1.00	1.00		100.00																
																				TOTAL OB/XF										0									
L	USE	CLS	LAND USE DESCRIPTION								CAP	R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LAND	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
N	CODE											D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VALUE	AND NOTES														
1	000005	C	COMMON S/D L								0		PUD	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									