

TRACT "W" IN OR 1424/169 (EX  
PT IN PBK 7/152)  
HERON ISLES PHASE 1 PBK 7/40

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

2024

37-3N-28-0740-000W-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 Number										DATE										TYPE INST										Q / V / RSN CD										SALE PRICE																													
BUILDING NOTES																																																																																										
BUILDING DIMENSIONS																																																																																										
TOTALS																					HERON ISLES PKWY, YULEE										BLD DATE										LGL DATE										XF DATE										LAND DATE										INC DATE										AG DATE									
EXTRA FEATURES																																																																																										
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		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																																																																																										