

TRACT "X"  
 HERON ISLES PHASE 1 PBK 7/40  
 {WETLAND 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-28-0740-000X-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		BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE		TOTALS		HERON ISLES PKWY, YULEE		EXTRA FEATURES		BUILDING NOTES		BUILDING DIMENSIONS															
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																																											