

TRACT "A"
 HERON ISLES PHASE 2 PBK 7/218
 {PROPOSED RIGHT OF WAY}

NASSAU COUNTY
 96135 NASSAU PLACE STE 1
 YULEE, FL 32097

2024

37-3N-28-0740-00A2-0000



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									
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 13,300 TOTAL MARKET VALUE 13,300 SOH/AGL Deduction 0 ASSESSED VALUE 13,300 TOTAL EXEMPTION VALUE 03 13,300 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 13,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 13,300											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U / I / CD PRICE											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
DOR CODE 8000 VAC GOVERNMENTAL 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 XF DATE INC DATE										LGL DATE LAND DATE AG DATE											
TOTALS EXTRA FEATURES CHESTER RD, YULEE																															
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															
																	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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	008600	C	COUNTY	0		PUD	0.00	0.00	5.32	AC		1.00	1.00	0.05	50,000.00	2,500.00	13,300														
REVIEW DATE 01/16/2024 BY KBA Total Acres: 5.32 Total Land Value: 13,300 Market: 0 Agricultural: 0 Common: 13,300 PRINTED 08/06/2024 BY SYS																															