

TRACT "G"  
 HERON ISLES #1 R/P PBK 7/152  
 {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-28-0740-00G0-0000



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		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
														Tax Group: 4		Tax Dist:													
														BUILDING MARKET VALUE															
														TOTAL MARKET OB/XF VALUE															
														TOTAL LAND VALUE - MARKET															
														TOTAL MARKET VALUE															
														SOH/AGL Deduction															
														ASSESSED VALUE															
														TOTAL EXEMPTION VALUE															
														BASE TAXABLE VALUE															
														TOTAL JUST VALUE															
														NCON VALUE															
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE															
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																									
TOTALS																													
EXTRA FEATURES										COARL REEF 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													
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			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									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY	STANDARD		
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 U	V I	RSN CD	SALE PRICE
1386/1747	2/01/2006	WD U	V	V	06	100
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: HERON ISLES COMMUNI						

BUILDING NOTES	

BUILDING DIMENSIONS	