

TRACT "L-2" (EX CNSVTN ESMT
IN OR 1386/1749)
HERON ISLES #1 R/P PBK 7/152

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

2024

37-3N-28-0740-00L2-0000



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				U	I	CD	PRICE												
																				BUILDING NOTES																			
																				BUILDING DIMENSIONS																			
TOTALS																																							
EXTRA FEATURES										COMMODORE POINT DR, YULEE																													
										BLD DATE				LGL DATE																									
										XF DATE				LAND DATE																									
										INC DATE				AG DATE																									
L	OB/XF	DESCRIPTION			BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT	ORIG	YEAR	YEAR	Q	%	OB/XF MKT	NOTES																				
N	CODE											COND	ON	ACTUAL		COND	VALUE																						
										TOTAL OB/XF																													
										0																													
L	USE	CLS	LAND USE	R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LAND	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
N	CODE		DESCRIPTION	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																																							