

TRACT "P"  
 HERON ISLES #1 R/P PBK 7/152  
 {BUFFER 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-28-0740-00P0-0000



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	Q	V	RSN	SALE 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 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																																									