

TRACT "X2"  
 HERON ISLES PHASE 1 PBK 7/40  
 {RECREATION AREA HB 1721

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

2024

37-3N-28-0740-00X2-0000



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															
															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										HERON ISLES PKWY, YULEE																				
EXTRA FEATURES																														
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										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
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	0		
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
1424/0169	6/27/2006	SW U	I	I	06	100
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: HERON ISLES COMMUNI						

BUILDING NOTES									

BUILDING DIMENSIONS									