

TRACT "B"  
HERON ISLES PHASE 2 PBK 7/218  
{LIFT STATION}

JEA  
225 N PEARL STREET  
JACKSONVILLE, FL 32202

2025

37-3N-28-0740-000B-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																					
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 1,000 <b>TOTAL MARKET VALUE</b> 1,000 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 1,000 <b>TOTAL EXEMPTION VALUE</b> 04 1,000 <b>BASE TAXABLE VALUE</b> 0 <b>TOTAL JUST VALUE</b> 1,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 1,000																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>   																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1466/0977</td> <td>12/18/2006</td> <td>SW</td> <td>Q</td> <td>I</td> <td>06</td> <td>100</td> </tr> </tbody> </table> GRANTOR: HERON ISLES JOINT VEN GRANTEE: HERON ISLES COMMUNI										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1466/0977	12/18/2006	SW	Q	I	06	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1466/0977	12/18/2006	SW	Q	I	06	100																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b> 96485 COMMODORE POINT DR, YULEE										BLD DATE XF DATE INC DATE					LGL DATE LAND 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																											
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 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	009100	C	UTILITY	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	1,000.00	1,000.00	1,000																										
<b>REVIEW DATE</b> 02/01/2024 <b>BY</b> KBA Total Acres: 0.00 Total Land Value: 1,000 Market: 0 Agricultural: 0 Common: 1,000 <b>PRINTED 07/30/2025 BY SYS</b>																																											