

TRACT "F"
 HERON ISLES PHASE 2 PBK 7/218
 {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

2025

37-3N-28-0740-000F-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 INST	Q U	V I	RSN CD	SALE PRICE													
																				1466/0977		12/18/2006		SW	Q	I	06	100													
																				GRANTOR: HERON ISLES JOINT VEN																					
																				GRANTEE: HERON ISLES COMMUNI																					
																				BUILDING NOTES																					
																				BUILDING DIMENSIONS																					
TOTALS										STARFISH DR, YULEE										<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																																							
XF DATE		LAND DATE																																							
INC DATE		AG DATE																																							
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			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 07/30/2025 BY SYS																																									