

TRACT "I"
 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-28-0740-000I-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										CORAL REEF RD, YULEE										BLD DATE										LGL DATE									
EXTRA FEATURES																				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			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																						
REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																																							