

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

2025

37-3N-28-0740-000M-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		12/18/2014		SW	U	I	11	100							
																				GRANTOR: HERON ISLES JOINT VEN															
																				GRANTEE: HERON ISLES COMMUNI															
																				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 KW Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																																			