

TRACT "R" IN OR 1424/169 (EX
PT IN PBK 7/152 & EX CNSVTN
ESMT IN OR 1386/1749)

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

2025

37-3N-28-0740-000R-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																																																																																																																																																																																																																																																																																						
<table border="1"> <tr> <td colspan="10">VALUATION BY</td> <td colspan="10">STANDARD</td> </tr> <tr> <td colspan="10">Tax Group: 4</td> <td colspan="10">Tax Dist:</td> </tr> <tr> <td colspan="10">BUILDING MARKET VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL MARKET OB/XF VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL LAND VALUE - MARKET</td> <td colspan="10">100</td> </tr> <tr> <td colspan="10">TOTAL MARKET VALUE</td> <td colspan="10">100</td> </tr> <tr> <td colspan="10">SOH/AGL Deduction</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">ASSESSED VALUE</td> <td colspan="10">100</td> </tr> <tr> <td colspan="10">TOTAL EXEMPTION VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">BASE TAXABLE VALUE</td> <td colspan="10">100</td> </tr> <tr> <td colspan="10">TOTAL JUST VALUE</td> <td colspan="10">100</td> </tr> <tr> <td colspan="10">NCON VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">INCOME VALUE</td> <td colspan="10"></td> </tr> <tr> <td colspan="10">PREVIOUS YEAR MKT VALUE</td> <td colspan="10">100</td> </tr> </table>																	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																				PREVIOUS YEAR MKT VALUE										100									
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																																																																																																																																																																																																																																																																																																								
PREVIOUS YEAR MKT VALUE										100																																																																																																																																																																																																																																																																																														
DOR CODE						0005 COMMON S/D LANDS																																																																																																																																																																																																																																																																																																		
MAP NUM						MKT AREA											04																																																																																																																																																																																																																																																																																							
NEIGHBORHOOD/LOC						4038.00																																																																																																																																																																																																																																																																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																			
TOTALS						HERON ISLES PKWY, YULEE																																																																																																																																																																																																																																																																																																		
EXTRA FEATURES						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																																																																																																																																																																																																																																																																																							
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	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 07/30/2025 BY SYS																																																																																																																																																																																																																																																																																																								

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / V	RSN CD	SALE PRICE
1424/0169	6/27/2006	SW	Q V	06	100
GRANTOR: HERON ISLES JOINT VEN					
GRANTEE: HERON ISLES COMMUNI					

BUILDING NOTES			
BUILDING DIMENSIONS			