

TRACT "W" IN OR 1424/169 (EX  
PT IN PBK 7/152)  
HERON ISLES PHASE 1 PBK 7/40

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

2025

37-3N-28-0740-000W-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									
																						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																						Tax Dist:									
MAP NUM																						MKT AREA		04							
NEIGHBORHOOD/LOC 4038.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																	PERMIT NUM	DESCRIPTION	AMT	ISSUED						
TOTALS																															
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	BLD DATE					LGL DATE									
																		XF DATE					LAND DATE								
																		INC DATE					AG DATE								
HERON ISLES PKWY, YULEE																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															
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 KWX Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																															