

TRACT "A"  
HERON ISLES PHASE 2 PBK 7/218  
{PROPOSED RIGHT OF WAY}

NASSAU COUNTY  
96135 NASSAU PLACE STE 1  
YULEE, FL 32097

2025

37-3N-28-0740-00A2-0000



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 13,300 TOTAL MARKET VALUE 13,300 SOH/AGL Deduction 0 ASSESSED VALUE 13,300 TOTAL EXEMPTION VALUE 03 13,300 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 13,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 13,300											
DOR CODE 8000 VAC GOVERNMENTAL										MAP NUM										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										CHESTER RD, YULEE										SALES DATA													
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	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE										
EXTRA FEATURES										BLD DATE										LGL DATE													
										XF DATE										LAND DATE													
										INC DATE										AG DATE													
																				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	008600	C	COUNTY	0		PUD	0.00	0.00	5.32	AC		1.00	1.00	0.05	50,000.00	2,500.00	13,300																