

TRACT "L-1"
 HERON ISLES #1 R/P PBK 7/152
 {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-28-0740-00L1-0000



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										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										CORAL REEF RD, YULEE										BLD DATE: LGL DATE: XF DATE: LAND DATE: INC DATE: AG DATE:											
EXTRA FEATURES										SALES DATA										BUILDING NOTES											
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								
LAND DESCRIPTION										TOTAL OB/XF										BUILDING DIMENSIONS											
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											