

TRACT "M" (EX CNSVTN ESMT
IN OR 1386/1749)
HERON ISLES #1 R/P PBK 7/152

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

2025

37-3N-28-0740-00M0-0000



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																		PERMIT NUM				DESCRIPTION				AMT		ISSUED																																																											
MAP NUM		04																																																																																							
NEIGHBORHOOD/LOC		4038.00																		SALES DATA																																																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE																																																									
TOTALS																				BUILDING NOTES																																																																					
EXTRA FEATURES										COMMODORE POINT DR, YULEE										BUILDING DIMENSIONS																																																																					
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		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									