

TRACT "Q-1" (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-28-0740-0001-0000



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																																																																																																																																																					
																						<table border="1"> <tr> <td>VALUATION BY</td> <td colspan="9">STANDARD</td> </tr> <tr> <td>Tax Group: 4</td> <td colspan="9">Tax Dist:</td> </tr> <tr> <td>BUILDING MARKET VALUE</td> <td colspan="9">0</td> </tr> <tr> <td>TOTAL MARKET OB/XF VALUE</td> <td colspan="9">0</td> </tr> <tr> <td>TOTAL LAND VALUE - MARKET</td> <td colspan="9">100</td> </tr> <tr> <td>TOTAL MARKET VALUE</td> <td colspan="9">100</td> </tr> <tr> <td>SOH/AGL Deduction</td> <td colspan="9">0</td> </tr> <tr> <td>ASSESSED VALUE</td> <td colspan="9">100</td> </tr> <tr> <td>TOTAL EXEMPTION VALUE</td> <td colspan="9">0</td> </tr> <tr> <td>BASE TAXABLE VALUE</td> <td colspan="9">100</td> </tr> <tr> <td>TOTAL JUST VALUE</td> <td colspan="9">100</td> </tr> <tr> <td>NCON VALUE</td> <td colspan="9">0</td> </tr> <tr> <td>INCOME VALUE</td> <td colspan="9"></td> </tr> <tr> <td>PREVIOUS YEAR MKT VALUE</td> <td colspan="9">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																																																																																																																																																																											
EXTRA FEATURES										COMMODORE POINT DR, YULEE																																																																																																																																																																	
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	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																																																																																																																																																																											

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			