PT OR 1181/1517
BEING PT OF PARCEL 1A
LYING SOUTH OF OR 1281/1581

HERON ISLES JOINT VENTURE LLP
12443 SAN JOSE BLVD STE #504
JACKSONVILLE, FL 32223

2026

44-3N-28-0000-0001-0550

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HERON ISLES PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,193
TOTAL LAND VALUE - MARKET	150,282
TOTAL MARKET VALUE	159,475
SOH/AGL Deduction	131,707
ASSESSED VALUE	27,768
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,768
TOTAL JUST VALUE	159,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/1517	10/20/2003	WD	U	V	19	100

GRANTOR: W R HOWELL COMPANY
GRANTEE: HERON ISLES JOINT V

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
1	0810	CONCRETE A	0	0	0	0	496.00	SF	6.50	6.50	100	2006	2006	3	84	2,708	
2	0810	CONCRETE A	0	0	20	4	80.00	SF	6.50	6.50	100	2006	2006	3	84	437	
3	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	100	2006	2006	3	36	6,048	

LAND DESCRIPTION

TOTAL OB/XF 9,193

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0		PUD	0.00	0.00	100,188.00	SF		1.00	1.00	1.00	1.50	1.50	150,282							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 2.30 Total Land Value: 150,282 Market: 0 Agricultural: 0 Common: 150,282 PRINTED 07/09/2026 BY SYS