ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02

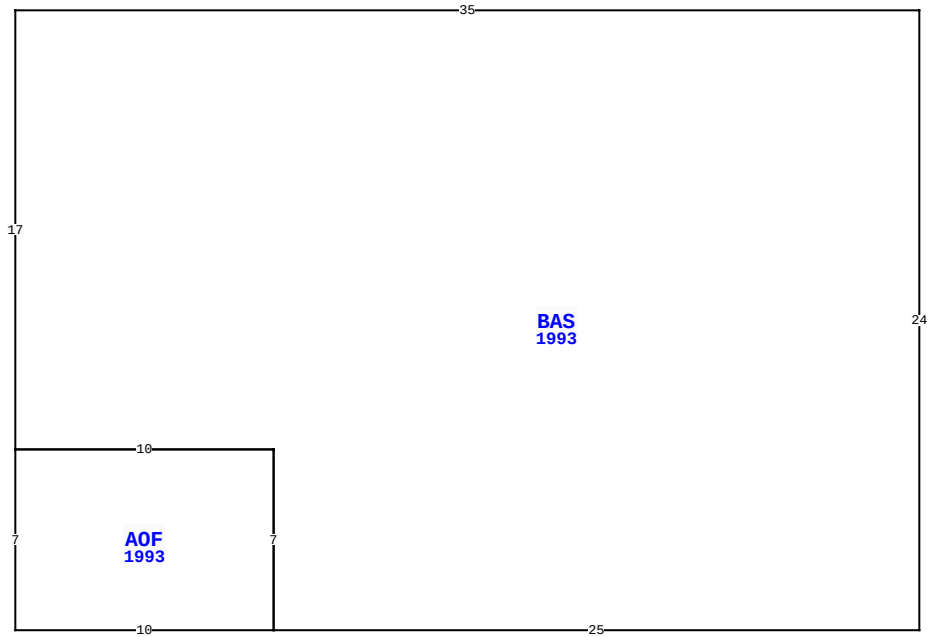
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	70	185	130	853
BAS	770	100	770	5,050
TOTALS	840		900	5,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	900	69.0228	32.79	29,511	1950	1950	0	0	0	80.00	20.00

1 STOR WAREH – 0% - 0 Heated Area: 840 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220088	ROOF-10 GUM STREE	0	02/15/2022
20210081	ROOF	0	11/22/2021
20210078	ROOF	0	10/20/2021
20210067	ROOF	0	07/27/2021
20210057	ROOF	0	02/17/2021
20200037	REMODEL	84,000	04/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S17 AOF=[YR=1993] S7 E10 N7 W10$E10 S7 E25 N24$.

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	12	14	168.00	SF	6.50	6.50	100	1950	1950	3	20	218	
2	0819	CONC 12"	0	0	10	8	80.00	SF	9.50	9.50	100	1985	1985	3	49.5	376	
3	0424	CL FNC 6'	0	0	0	0	136.00	LF	20.00	20.00	100	1965	1965	3	20	544	
4	0803	ASPHALT C	0	0	0	0	312,436.00	SF	2.00	2.00	100	1965	1965	3	50	312,436	
5	0819	CONC 12"	0	0	0	0	10,067.00	SF	9.50	9.50	100	1965	1965	3	20	19,127	
6	0812	CONCRETE C	0	0	0	0	16,716.00	SF	4.00	4.00	100	1965	1965	3	20	13,373	
7	0424	CL FNC 6'	0	0	0	0	1,992.00	LF	20.00	20.00	100	1965	1965	3	20	7,968	
8	0752	USP	0	0	24	5	120.00	SF	15.00	15.00	100	1990	1990	3	20	360	
9	0430	CL FNC 6B	0	0	0	0	890.00	LF	9.70	9.70	100	1989	1989	3	27	2,331	
10	0430	CL FNC 6B	0	0	0	0	1,496.00	LF	9.70	9.70	100	1970	1970	3	20	2,902	

TOTAL OB/XF 359,635

LAND DESCRIPTION

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	004200	C	HEAVY MFG.	0	0006	I-2	0.00	0.00	4,838,644.00	SF		1.00	1.00	0.90	1.75	1.58	7,620,864							
2	004200	C	HEAVY MFG.	0			0.00	0.00	21.79	AC		1.00	1.00	1.00	1,000.00	1,000.00	21,790							
3	009620	C	MARSH	0			0.00	0.00	124.65	AC		1.00	1.00	1.00	100.00	100.00	12,465							

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

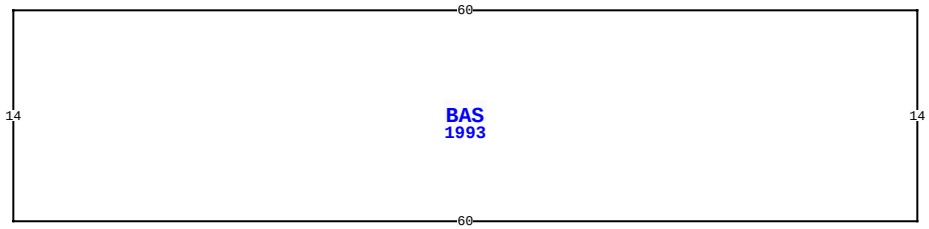
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	12,848
TOTALS	840		840	12,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	02	840	64.4000	30.59	25,696	1990	1990	0	0	0	50.00	50.00

2 PREFAB MTL – 0% - 0 Heated Area: 840 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181686	XFOB-GUARD HOUSE	45,000	05/18/2018
20173801	FIRE ALARM SYSTEM	10,000	12/04/2017
20173122	NEW CONSTR	465,000	10/11/2017
20172989	H/AC	1,449,960	10/02/2017
20172258	NEW CONSTR	6,823,718	07/24/2017
20170720	FOUNDATION	4,059,048	03/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S14 E60 N14$.

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
11	0820	WOOD WALK	0	0	0	0	152.00	SF	11.75	11.75	100	1980	1980	3	40	714	
12	0819	CONC 12"	0	0	8	10	80.00	SF	9.50	9.50	100	1985	1985	3	49.5	376	
13	0812	CONCRETE C	0	0	0	0	6,585.00	SF	4.00	4.00	100	1973	1973	3	25	6,585	
14	0819	CONC 12"	0	0	8	10	80.00	SF	9.50	9.50	100	1985	1985	3	49.5	376	
15	1094	T SCALE 60	0	0	0	0	2.00	UT	37,000.00	37,000.00	100	1988	1988	3	20	14,800	
16	0940	SHEDS/PORT	0	0	11	8	88.00	SF	30.00	30.00	100	1970	1970	3	20	528	
17	0819	CONC 12"	0	0	31	40	1,240.00	SF	9.50	9.50	100	1988	1988	3	57	6,715	
18	0819	CONC 12"	0	0	4	32	128.00	SF	9.50	9.50	100	1988	1988	3	57	693	
19	0810	CONCRETE A	0	0	9	4	36.00	SF	6.50	6.50	100	1985	1985	3	49.5	116	
20	0810	CONCRETE A	0	0	3	89	267.00	SF	6.50	6.50	100	1985	1985	3	49.5	859	

TOTAL OB/XF 31,762

LAND DESCRIPTION

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

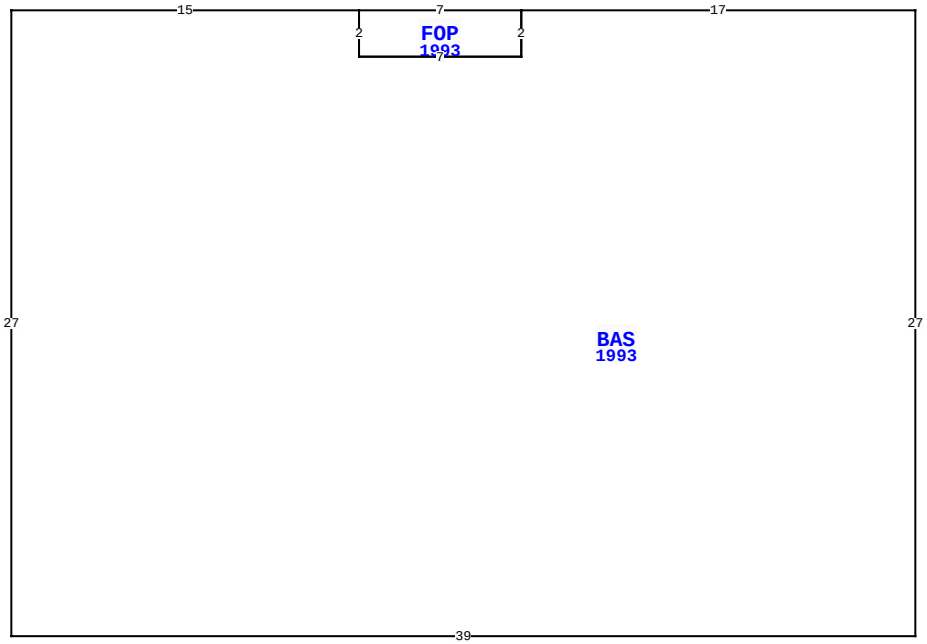
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,039	100	1,039	15,164
FOP	14	30	4	59
TOTALS	1,053		1,043	15,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	02	1,043	61.4600	29.19	30,445	1985	1985	0	0	0	50.00	50.00

3 PREFAB MTL – 0% - 0 Heated Area: 1039 HX Base Yr



BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162003	H/AC	40,000	07/25/2016
20161731	FIRE SPRNK	33,540	06/23/2016
20161732	OTHER-FIRE ALARM	97,300	06/23/2016
20160679	INSTALL ELEC. FOR	60,000	03/11/2016
20160613	PIPING & FIXTURES	14,300	03/07/2016
20160582	NEW CONTR RM ELEC	440,000	03/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] W7 S2 E7 N2$ S2 W7N2 W15 S27 E39 N27$.

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
21	0754	FOP	0	0	9	24	216.00	SF	15.00	15.00	100	1988	1988	3	20	648	
22	0756	FEP	0	0	6	11	66.00	SF	27.00	27.00	100	1988	1988	3	20	356	
23	0751	UOP	0	0	6	5	30.00	SF	10.00	10.00	100	1988	1988	3	20	60	
24	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	1985	1985	3	49.5	90	
25	0810	CONCRETE A	0	0	46	3	138.00	SF	6.50	6.50	100	1985	1985	3	49.5	444	
26	0810	CONCRETE A	0	0	17	6	102.00	SF	6.50	6.50	100	1950	1950	3	20	133	
27	0965	SPRNK FIRE	0	0	0	0	30.00	UT	240.00	240.00	100	1950	1950	3	60	4,320	
28	0810	CONCRETE A	0	0	37	3	111.00	SF	6.50	6.50	100	1950	1950	3	20	144	
29	0810	CONCRETE A	0	0	91	4	364.00	SF	6.50	6.50	100	1950	1950	3	20	473	
30	0965	SPRNK FIRE	0	0	0	0	61.00	UT	240.00	240.00	100	1950	1950	3	60	8,784	

TOTAL OB/XF 15,452

LAND DESCRIPTION

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
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JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

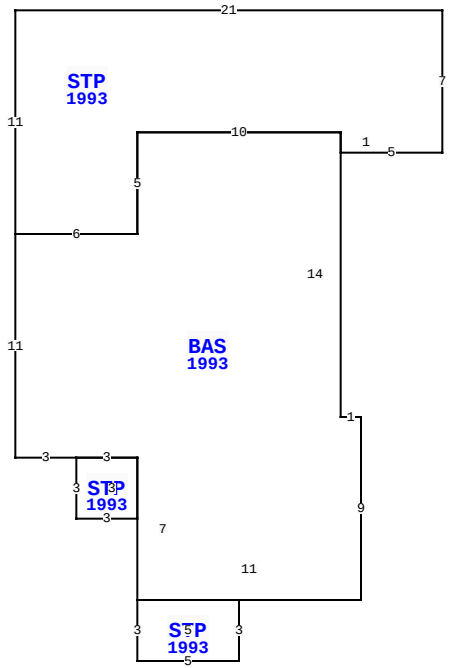
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	305	100	305	22,138
STP	9	10	1	73
STP	15	10	2	145
STP	161	10	16	1,161
TOTALS	490		324	23,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	324	84.0067	107.53	34,840	1975	1975	0	0	0	32.50	67.50

4 HEVY MANUF – 0% - 0 Heated Area: 305 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
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SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160296	WATER/SEWER MAINS	5,000	02/03/2016
20120176	NEW FIRE MAINS	5,000	02/02/2012
20111879	SIGN	2,400	10/18/2011
20111063	NEW CONSTR	30,000	06/28/2011
20110643	H/AC	4,000	04/28/2011
20110515	ELEC OTHER	1,000	04/08/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=1993] W21 S11 BAS=[YR=1993] S11 E3 STP=[YR=1993] S3 E3 N3 W3$ E3 S7 STP=[YR=1993] S3 E5 N3 W5$ E11 N9 W1 N14 W10 S5 W6$ E6 N5 E10 S1 E5 N7$.

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
31	0965	SPRNK FIRE	0	0	0	0	11.00	UT	240.00	240.00	100	1940	1940	3	60	1,584	
32	0811	CONCRETE B	0	0	34	24	816.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,525	
33	0819	CONC 12"	0	0	141	17	2,397.00	SF	9.50	9.50	100	1940	1940	3	20	4,554	
34	0819	CONC 12"	0	0	14	57	798.00	SF	9.50	9.50	100	1940	1940	3	20	1,516	
35	0820	WOOD WALK	0	0	61	3	183.00	SF	11.75	11.75	100	1970	1970	3	40	860	
36	0820	WOOD WALK	0	0	161	4	644.00	SF	11.75	11.75	100	1970	1970	3	40	3,027	
37	0820	WOOD WALK	0	0	15	10	150.00	SF	11.75	11.75	100	1970	1970	3	40	705	
38	0820	WOOD WALK	0	0	46	5	230.00	SF	11.75	11.75	100	1970	1970	3	40	1,081	
39	0819	CONC 12"	0	0	65	36	2,340.00	SF	9.50	9.50	100	1940	1940	3	20	4,446	
40	0819	CONC 12"	0	0	10	21	210.00	SF	9.50	9.50	100	1940	1940	3	20	399	

TOTAL OB/XF 20,697

LAND DESCRIPTION

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

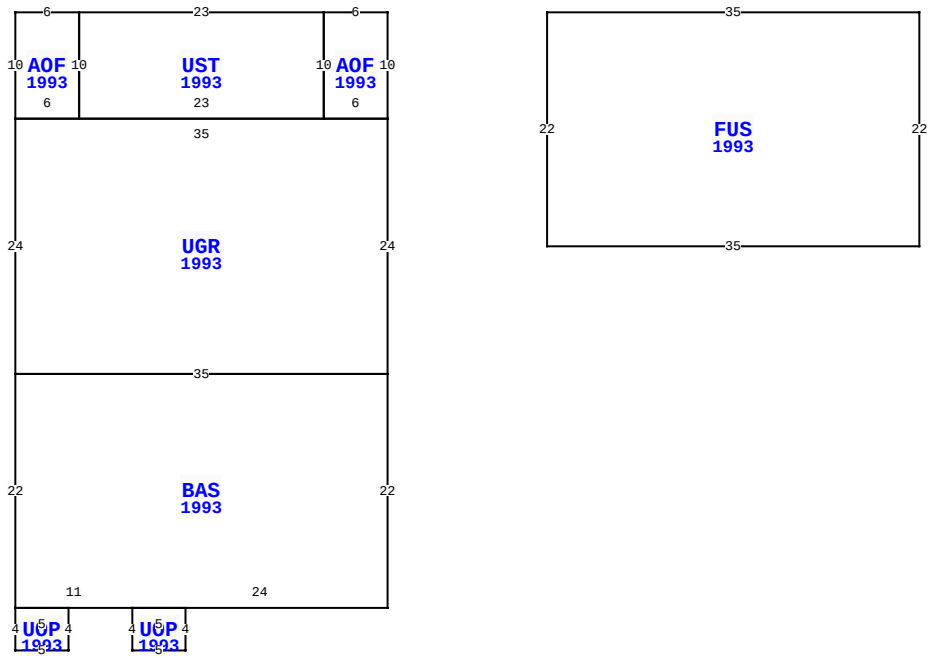
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 60
Interior Floo	11	CLAY TILE 40
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing		10 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	60	185	111	5,581
AOF	60	185	111	5,581
BAS	770	100	770	38,716
FUS	770	100	770	38,716
UGR	840	50	420	21,118
UOP	20	30	6	302
UOP	20	30	6	302
UST	230	50	115	5,782
TOTALS	2,770		2,309	116,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	2,309	113.9443	100.56	232,193	1973	1973	0	0	0	50.00	50.00

5 SERV SHOP – 0% - 0 Heated Area: 1660 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 5 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110147	NEW CONSTR	17,710	02/03/2011
20110039	REMODEL	1,590	01/07/2011
20102128	REPAIR/RRF	5,000	12/14/2010
20102111	ADDITION	54,000	12/09/2010
20090514	ELEC OTHER	9,539	04/27/2009
20090516	ELEC OTHER	9,300	04/27/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W6 UST=[YR=1993] W23AOF=[YR=1993] W6S10 UGR=[YR=1993] S24BAS=[YR=1993] S22 UOP=[YR=1993] S4 E5 N4 W5$ E11 UOP=[YR=1993] S4 E5 N4 W5$ E24 N22 W35$ E35 N24 W35$ E6 N10$ S10 E23 N10$ S10 E6 N10$ PTR=E15 FUS=[YR=1993] E35 S22 W35 N22$ W15$.

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
41	0819	CONC 12"	0	0	35	10	350.00	SF	9.50	9.50	100	1940	1940	3	20	665	
42	0810	CONCRETE A	0	0	38	5	190.00	SF	6.50	6.50	100	1989	1989	3	59.5	735	
43	0752	USP	0	0	59	6	354.00	SF	15.00	15.00	100	1989	1989	3	20	1,062	
44	0940	SHEDS/PORT	0	0	8	7	56.00	SF	30.00	30.00	100	1989	1989	3	20	336	
45	0430	CL FNC 6B	0	0	0	0	79.00	LF	9.70	9.70	100	1980	1980	3	20	153	
46	0202	BARN WD 30	0	0	25	30	750.00	SF	15.00	15.00	100	1950	1950	3	20	2,250	
47	0965	SPRNK FIRE	0	0	0	0	60.00	UT	240.00	240.00	100	1979	1979	3	60	8,640	
48	0424	CL FNC 6'	0	0	0	0	413.00	LF	20.00	20.00	100	1989	1989	3	27	2,230	
49	0801	ASPHALT A	0	0	0	0	21,501.00	SF	3.00	3.00	100	1989	1989	3	50	32,252	
50	0430	CL FNC 6B	0	0	0	0	132.00	LF	9.70	9.70	100	1989	1989	3	27	346	

TOTAL OB/XF 48,669

LAND DESCRIPTION

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

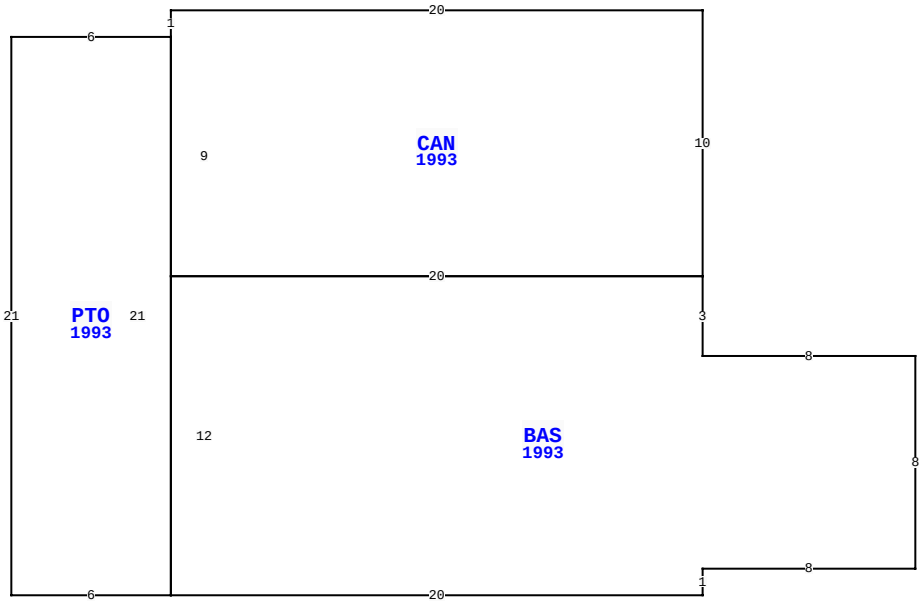
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	304	100	304	15,666
CAN	200	30	60	3,092
PTO	126	5	6	309
TOTALS	630		370	19,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	370	62.9098	80.52	29,792	1973	1973	0	0	0	36.00	64.00

6 HEVY MANUF – 0% - 0 Heated Area: 304 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 6 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090500	ELEC OTHER	4,700	04/23/2009
20051748	NEW CONSTR	425,000	05/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W20 S1 PTO=[YR=1993] W6 S21 E6 BAS=[YR=1993] E20 N1 E8 N8 W8 N3 W20 S12$ N21$ S9 E20 N10$.

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
51	0819	CONC 12"	0	0	12	9	108.00	SF	9.50	9.50	100	1978	1978	3	30	308	
52	0819	CONC 12"	0	0	15	9	135.00	SF	9.50	9.50	100	1978	1978	3	30	385	
53	0819	CONC 12"	0	0	14	9	126.00	SF	9.50	9.50	100	1978	1978	3	30	359	
54	0730	LOAD RAMP	0	0	24	32	768.00	LF	8.10	8.10	100	1985	1985	3	82	5,101	
55	0819	CONC 12"	0	0	0	0	1,732.00	SF	9.50	9.50	100	1985	1985	3	49.5	8,145	
56	0819	CONC 12"	0	0	13	16	208.00	SF	9.50	9.50	100	1975	1975	3	27	534	
57	0810	CONCRETE A	0	0	14	13	182.00	SF	6.50	6.50	100	1975	1975	3	27	319	
58	0430	CL FNC 6B	0	0	0	0	60.00	LF	9.70	9.70	100	1975	1975	3	20	116	
59	0430	CL FNC 6B	0	0	0	0	74.00	LF	9.70	9.70	100	1975	1975	3	20	144	
60	0940	SHEDS/PORT	0	0	7	10	70.00	SF	30.00	30.00	100	1950	1950	3	20	420	

TOTAL OB/XF 15,831

LAND DESCRIPTION

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

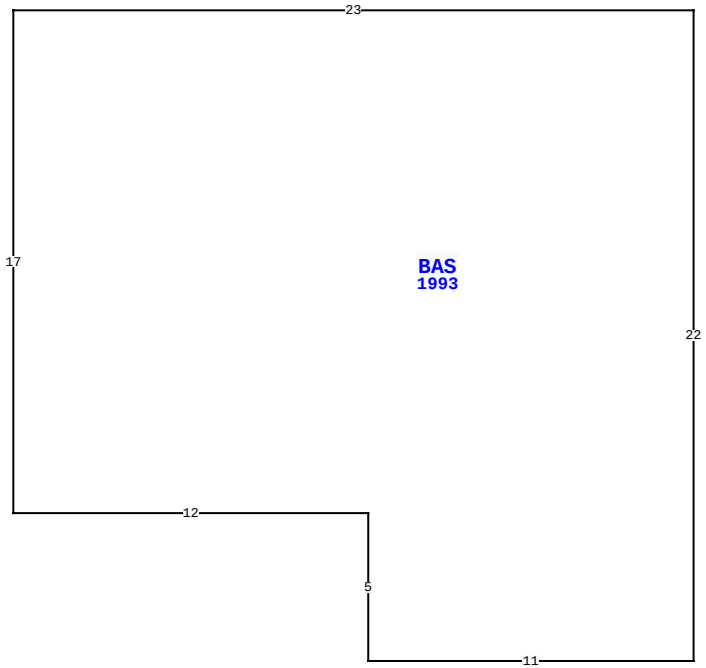
DOR CODE 4200 HEAVY MANUFACTURE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	446	100	446	28,864
TOTALS	446		446	28,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	446	74.9075	95.88	42,762	1975	1975	0	0	0	32.50	67.50

7 HEVY MANUF – 0% - 0 Heated Area: 446 HX Base Yr



BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 7 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S17 E12 S5 E11 N22 $.

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
61	0730	LOAD RAMP	0	0	42	13	546.00	LF	8.10	8.10	100	1989	1989	3	86	3,803	
62	0430	CL FNC 6B	0	0	0	0	121.00	LF	9.70	9.70	100	1960	1960	3	20	235	
63	0810	CONCRETE A	0	0	11	9	99.00	SF	6.50	6.50	100	1989	1989	3	59.5	383	
64	0424	CL FNC 6'	0	0	0	0	104.00	LF	20.00	20.00	100	1980	1980	3	20	416	
65	0965	SPRNK FIRE	0	0	0	0	28.00	UT	240.00	240.00	100	1970	1970	3	60	4,032	
66	0819	CONC 12"	0	0	0	0	820.00	SF	9.50	9.50	100	1970	1970	3	22	1,714	
67	0820	WOOD WALK	0	0	4	38	152.00	SF	11.75	11.75	100	1980	1980	3	40	714	
68	0819	CONC 12"	0	0	16	31	496.00	SF	9.50	9.50	100	1980	1980	3	35	1,649	
69	0810	CONCRETE A	0	0	5	37	185.00	SF	6.50	6.50	100	1970	1970	3	22	265	
70	0819	CONC 12"	0	0	12	12	144.00	SF	9.50	9.50	100	1970	1970	3	22	301	

TOTAL OB/XF 13,512

LAND DESCRIPTION

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

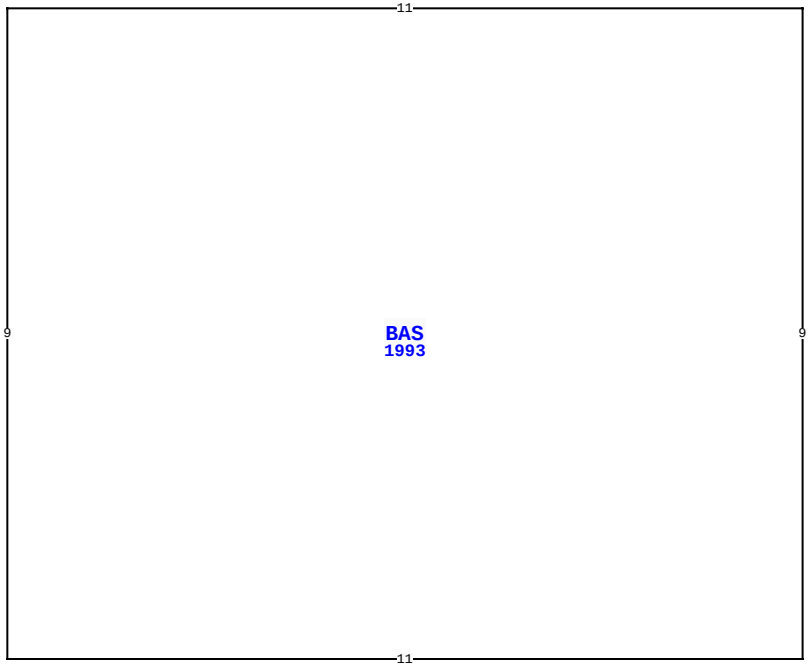
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	99	100	99	3,720
TOTALS	99		99	3,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	99	58.7110	75.15	7,440	1960	1960	0	0	0	50.00	50.00

8 HEVY MANUF – 0% - 0 Heated Area: 99 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 8 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S9 E11 N9$.

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
71	0819	CONC 12"	0	0	24	34	816.00	SF	9.50	9.50	100	1960	1960	3	20	1,550	
72	0819	CONC 12"	0	0	13	9	117.00	SF	9.50	9.50	100	1960	1960	3	20	222	
73	0819	CONC 12"	0	0	30	21	630.00	SF	9.50	9.50	100	1987	1987	3	54.5	3,262	
74	0819	CONC 12"	0	0	12	11	132.00	SF	9.50	9.50	100	1987	1987	3	54.5	683	
75	0819	CONC 12"	0	0	10	15	150.00	SF	9.50	9.50	100	1970	1970	3	22	314	
76	0819	CONC 12"	0	0	60	5	300.00	SF	9.50	9.50	100	1970	1970	3	22	627	
77	0819	CONC 12"	0	0	30	60	1,800.00	SF	9.50	9.50	100	1970	1970	3	22	3,762	
78	0819	CONC 12"	0	0	14	16	224.00	SF	9.50	9.50	100	1980	1980	3	35	745	
79	0819	CONC 12"	0	0	10	6	60.00	SF	9.50	9.50	100	1980	1980	3	35	200	
80	0965	SPRNK FIRE	0	0	0	0	80.00	UT	240.00	240.00	100	1960	1960	3	60	11,520	

TOTAL OB/XF 22,885

LAND DESCRIPTION

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

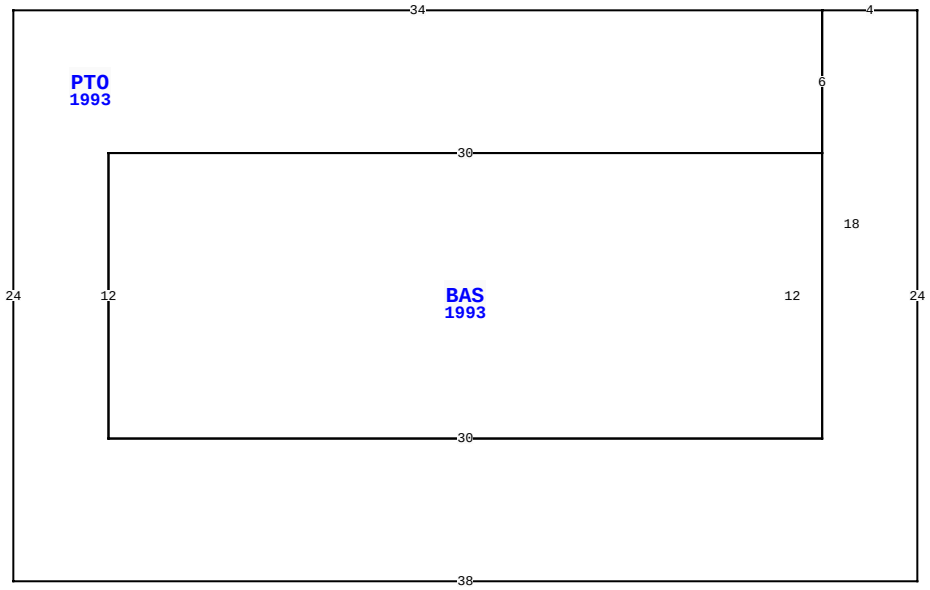
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	28,119
PTO	552	5	28	2,187
TOTALS	912		388	30,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	388	96.4989	137.03	53,168	1988	1988	0	0	0	43.00	57.00

9 OFFICE 1&2 – 0% - 0 Heated Area: 360 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S12 E30 N12$ PTO=[YR=1993] N6 W34 S24 E38 N24 W4 S18 W30 N12E30$.

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
81	0412	PERSN LIFT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	1980	1980	3	100	7,500	
82	0411	F ELEVATOR	0	0	0	0	1.00	UT	25,000.00	25,000.00	100	1950	1950	3	100	25,000	
83	0965	SPRNK FIRE	0	0	0	0	38.00	UT	240.00	240.00	100	1940	1940	3	60	5,472	
84	0819	CONC 12"	0	0	76	34	2,584.00	SF	9.50	9.50	100	1950	1950	3	20	4,910	
85	0351	CARPORT MT	0	0	17	15	255.00	SF	10.00	10.00	100	1960	1960	3	20	510	
86	0424	CL FNC 6'	0	0	0	0	36.00	LF	20.00	20.00	100	1970	1970	3	20	144	
87	0412	PERSN LIFT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	1980	1980	3	100	7,500	
88	0965	SPRNK FIRE	0	0	0	0	159.00	UT	240.00	240.00	100	1940	1940	3	60	22,896	
89	0819	CONC 12"	0	0	15	16	240.00	SF	9.50	9.50	100	1940	1940	3	20	456	
90	0819	CONC 12"	0	0	10	10	100.00	SF	9.50	9.50	100	1980	1980	3	35	333	

TOTAL OB/XF 74,721

LAND DESCRIPTION

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

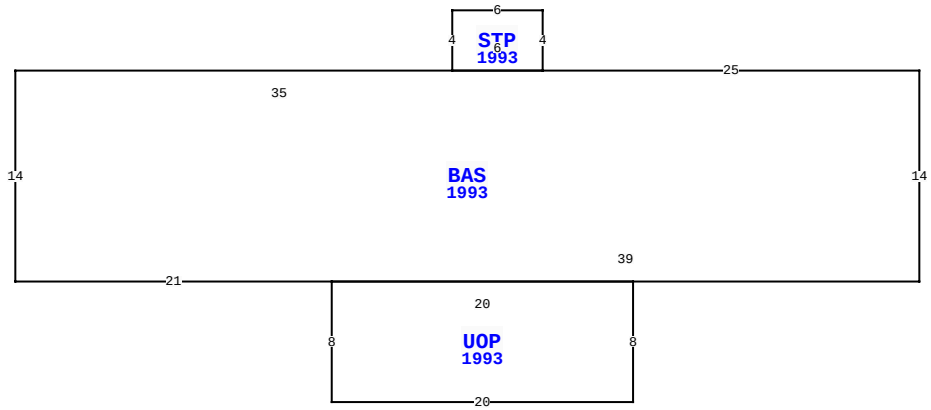
DOR CODE 4200 HEAVY MANUFACTURE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	12,848
STP	24	10	2	31
UOP	160	25	40	612
TOTALS	1,024		882	13,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	02	882	64.4000	30.59	26,980	1985	1985	0	0	0	50.00	50.00

10 PREFAB MTL – 0% - 0 Heated Area: 840 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 STP=[YR=1993] N4 W6 S4 E6$ W35 S14 E21
UOP=[YR=1993] S8 E20 N8 W20$ E39N14$.

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
91	0965	SPRNK FIRE	0	0	0	0	8.00	UT	240.00	240.00	100	1980	1980	3	60	1,152	
92	0965	SPRNK FIRE	0	0	0	0	10.00	UT	240.00	240.00	100	1989	1989	3	60	1,440	
93	0965	SPRNK FIRE	0	0	0	0	83.00	UT	240.00	240.00	100	1940	1940	3	60	11,952	
94	0965	SPRNK FIRE	0	0	0	0	400.00	UT	240.00	240.00	100	1940	1940	3	60	57,600	
95	0965	SPRNK FIRE	0	0	0	0	126.00	UT	240.00	240.00	100	1960	1960	3	60	18,144	
96	0965	SPRNK FIRE	0	0	27	7	189.00	UT	240.00	240.00	100	1950	1950	3	60	27,216	
97	0803	ASPHALT C	0	0	37	101	3,737.00	SF	2.00	2.00	100	1990	1990	3	50	3,737	
98	0965	SPRNK FIRE	0	0	0	0	744.00	UT	240.00	240.00	100	1940	1940	3	60	107,136	
99	0819	CONC 12"	0	0	13	9	117.00	SF	9.50	9.50	100	1940	1940	3	20	222	
100	0950	SHIP DOCK	0	0	0	0	2,626.00	SF	125.00	125.00	100	1988	1988	3	85	279,013	

TOTAL OB/XF 507,612

LAND DESCRIPTION

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

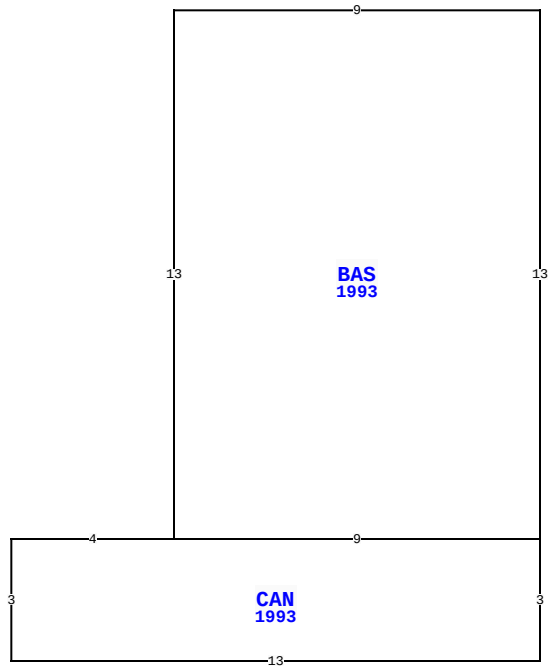
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	16	EPOXY STRP 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	04	REIN CONC 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	117	100	117	3,636
CAN	39	30	12	373
TOTALS	156		129	4,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	129	109.4386	155.40	20,047	1940	1940	0	0	0	80.00	20.00

11 OFFICE 1&2 – 0% - 0 Heated Area: 117 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 S13 CAN=[YR=1993] W4 S3 E13 N3 W9 $ E9 N13 $
.

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
101	0819	CONC 12"	0	0	41	13	533.00	SF	9.50	9.50	100	1970	1970	3	22	1,114	
102	0819	CONC 12"	0	0	12	21	252.00	SF	9.50	9.50	100	1970	1970	3	22	527	
103	0819	CONC 12"	0	0	0	0	1,425.00	SF	9.50	9.50	100	1970	1970	3	22	2,978	
104	0819	CONC 12"	0	0	57	42	2,394.00	SF	9.50	9.50	100	1960	1960	3	20	4,549	
105	0803	ASPHALT C	0	0	0	0	36,632.00	SF	2.00	2.00	100	1988	1988	3	50	36,632	
106	0424	CL FNC 6'	0	0	0	0	286.00	LF	20.00	20.00	100	1988	1988	3	26	1,487	
107	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1988	1988	3	20	576	
108	0424	CL FNC 6'	0	0	6	76	456.00	LF	20.00	20.00	100	1980	1980	3	20	1,824	
109	0424	CL FNC 6'	0	0	6	23	138.00	LF	20.00	20.00	100	1985	1985	3	23	635	
110	0802	ASPHALT B	0	0	0	0	164,970.00	SF	2.40	2.40	100	2004	2004	3	56	221,720	

TOTAL OB/XF 272,042

LAND DESCRIPTION

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

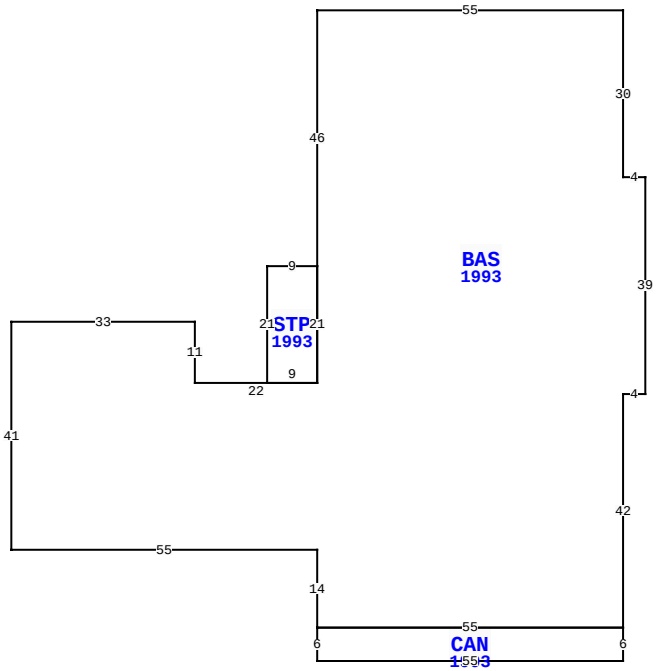
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		30 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,274	100	8,274	192,205
CAN	330	30	99	2,300
STP	189	10	19	441
TOTALS	8,793		8,392	194,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	8,392	81.7938	116.15	974,731	1950	1950	0	0	0	80.00	20.00

12 OFFICE 1&2 – 0% - 0 Heated Area: 8274 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 12 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S46 STP=[YR=1993] W9 S21 E9 N21 $ S21 W22 N11 W33 S41 E55 S14 CAN=[YR=1993] S6 E55 N6 W55 $ E55 N42 E4 N39 W4 N30 $.

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
111	0802	ASPHALT B	0	0	0	0	51,000.00	SF	2.40	2.40	100	2003	2003	3	54	66,096	
112	0802	ASPHALT B	0	0	0	0	52,000.00	SF	2.40	2.40	100	1998	1998	3	50	62,400	
113	0802	ASPHALT B	0	0	0	0	9,200.00	SF	2.40	2.40	100	1997	1997	3	50	11,040	
114	0802	ASPHALT B	0	0	0	0	13,880.00	SF	2.40	2.40	100	1996	1996	3	50	16,656	
115	0802	ASPHALT B	0	0	0	0	21,930.00	SF	2.40	2.40	100	1995	1995	3	50	26,316	
116	0802	ASPHALT B	0	0	0	0	31,670.00	SF	2.40	2.40	100	1994	1994	3	50	38,004	
117	0802	ASPHALT B	0	0	0	0	156,920.00	SF	2.40	2.40	100	1993	1993	3	50	188,304	
118	0802	ASPHALT B	0	0	0	0	17,680.00	SF	2.40	2.40	100	1992	1992	3	50	21,216	
119	0802	ASPHALT B	0	0	0	0	6,280.00	SF	2.40	2.40	100	1991	1991	3	50	7,536	
120	0978	SECURTY LT	0	0	0	0	26.00	UT	450.00	450.00	100	2013	2013	3	87	10,179	

LAND DESCRIPTION

TOTAL OB/XF 447,747

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

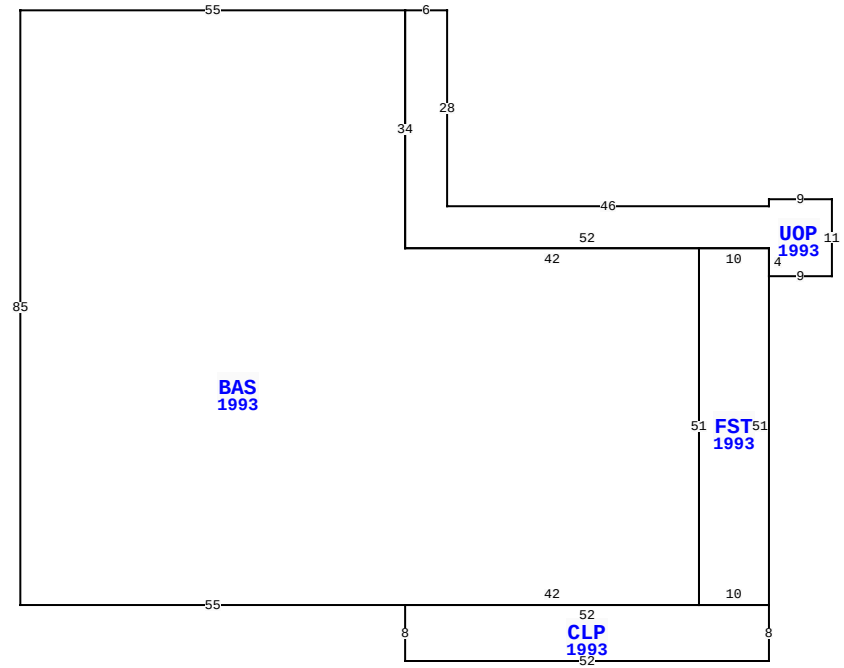
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	03	CONC FINSH 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		24 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		18 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,817	100	6,817	167,480
CLP	416	30	125	3,071
FST	510	50	255	6,265
UOP	579	20	116	2,850
TOTALS	8,322		7,313	179,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	7,313	86.5080	122.84	898,329	1950	1950	0	0	0	80.00	20.00

13 OFFICE 1&2 – 0% - 0 Heated Area: 6817 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 13 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W9 S1 W46 N28 W6 BAS=[YR=1993] W55 S85 E55 CLP=[YR=1993] S8 E52 N8 FST=[YR=1993] N51 W10 S51 E10 $ W52 $ E42 N51 W42 N34 $ S34 E52 S4 E9 N11 $.

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
121	0803	ASPHALT C	0	0	0	0	107,522.00	SF	2.00	2.00	100	2018	2018	3	84	180,637	
122	4950	BOLLARD	0	0	0	0	62.00	UT	100.00	100.00	100	2018	2018	3	100	6,200	
123	0972	ST LGHT UN	0	0	0	0	15.00	UT	2,530.00	2,530.00	100	2018	2018	3	95	36,053	
124	0092	AUTO GATE	0	0	0	0	3.00	UT	3,500.00	3,500.00	100	2018	2018	3	86	9,030	
125	0963	FIRE HYDR	0	0	0	0	6.00	UT	1,500.00	1,500.00	100	2018	2018	3	100	9,000	
126	0803	ASPHALT C	0	0	0	0	5,614.00	SF	2.00	2.00	100	2018	2018	3	84	9,432	
127	0351	CARPORT MT	0	0	73	20	1,460.00	SF	10.00	10.00	100	2018	2018	3	86	12,556	
128	0402	CONC BUMPE	0	0	0	0	24.00	UT	25.00	25.00	100	2018	2018	3	99	594	
129	0351	CARPORT MT	0	0	54	20	1,080.00	SF	10.00	10.00	100	2018	2018	3	86	9,288	
130	0351	CARPORT MT	0	0	46	20	920.00	SF	10.00	10.00	100	2018	2018	3	86	7,912	

TOTAL OB/XF 280,702

LAND DESCRIPTION

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

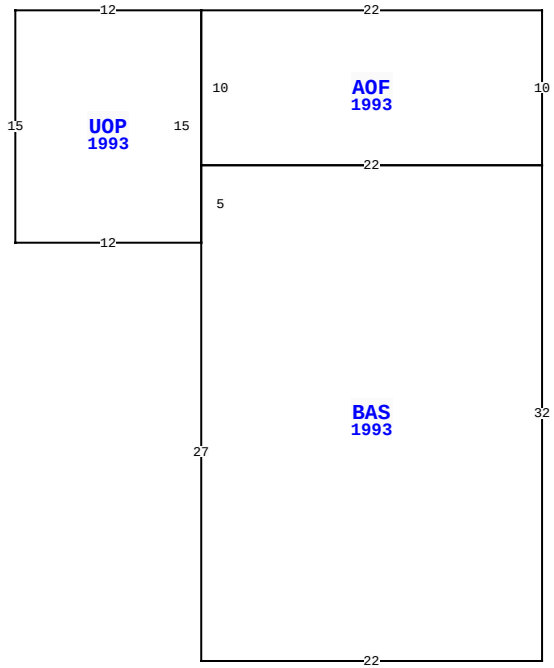
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	220	185	407	606
BAS	704	100	704	1,048
UOP	180	30	54	80
TOTALS	1,104		1,165	1,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	1,165	62.6694	29.77	34,682	1940	1940	0	0	15	80.00	5.00

14 STOR WAREH – 0% - 0 Heated Area: 924 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W22 UOP=[YR=1993] W12 S15 E12 BAS=[YR=1993] S27 E22 N32 W22 S5 $ N15 $ S10 E22 N10 $.

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
131	0351	CARPORT MT	0	0	46	20	920.00	SF	10.00	10.00	100	2018	2018	3	86	7,912	
132	0819	CONC 12"	0	0	0	0	29,459.00	SF	19.00	19.00	100	2018	2018	3	98	548,527	
133	0819	CONC 12"	0	0	82	40	3,280.00	SF	9.50	9.50	100	2018	2018	3	98	30,537	
134	0400	CONC CURB	0	0	0	0	164.00	LF	15.00	15.00	100	2018	2018	3	99	2,435	
135	0400	CONC CURB	0	0	0	0	887.00	LF	15.00	15.00	100	2018	2018	3	99	13,172	
136	0819	CONC 12"	0	0	94	60	5,640.00	SF	9.50	9.50	100	2018	2018	3	98	52,508	
137	6002	EL ROLL DR	0	0	0	0	4.00	UT	900.00	900.00	100	2018	2018	3	86	3,096	
138	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	2018	2018	3	86	774	
139	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	2018	2018	3	86	774	
140	0819	CONC 12"	0	0	4	2	8.00	SF	9.50	9.50	100	2018	2018	3	98	74	

LAND DESCRIPTION

TOTAL OB/XF 659,809

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

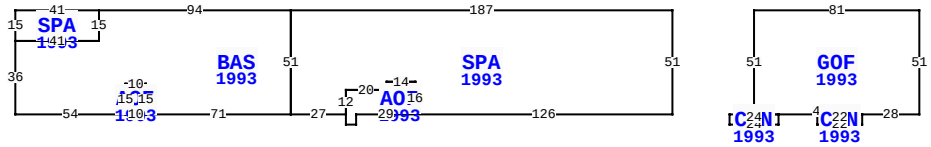
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		26 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		21 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	150	185	278	1,691
AOF	489	185	905	5,504
BAS	6,120	100	6,120	37,222
CAN	110	30	33	201
CAN	120	30	36	219
GOF	4,131	210	8,675	52,761
SPA	615	100	615	3,740
SPA	9,073	100	9,073	55,182
TOTALS	20,808		25,735	156,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	25,735	64.0224	30.41	782,601	1940	1940	0	0	0	80.00	20.00

15 STOR WAREH – 0% - 0 Heated Area: 20578 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

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
141	0819	CONC 12"	0	0	15	10	150.00	SF	9.50	9.50	100	2018	2018	3	98	1,397	
142	0819	CONC 12"	0	0	10	3	30.00	SF	9.50	9.50	100	2018	2018	3	98	279	
143	0819	CONC 12"	0	0	33	17	561.00	SF	9.50	9.50	100	2018	2018	3	98	5,223	
144	0819	CONC 12"	0	0	17	12	204.00	SF	9.50	9.50	100	2018	2018	3	98	1,899	
145	0410	ELEVATOR	0	0	0	0	1.00	UT	75,000.00	75,000.00	100	2018	2018	3	100	75,000	
146	0966	FIRE SPRNK	0	0	0	0	81,028.00	SF	3.00	3.00	100	2018	2018	3	98	238,222	
147	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	2018	2018	3	95	831	
148	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	
149	0424	CL FNC 6'	0	0	0	0	182.00	LF	20.00	20.00	100	2018	2018	3	95	3,458	
150	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2018	2018	3	86	2,064	

LAND DESCRIPTION

TOTAL OB/XF 328,658

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

SPA=[YR=1993] W187 BAS=[YR=1993] W94 SPA=[YR=1993] W41 S15 E41 N15 $ S15 W41 S36 E54 AOF=[YR=1993] E10 N15 W10 S15 $ N15 E10 S15 E71 N51 $ S51 E27 AOF=[YR=1993] S5 E5 N5 E29 N16 W14 S4 W20 S12 $ N12 E20 N4 E14 S16 E126 N51 $ PTR= E40 GOF=[YR=1993] E81 S51 W28 CAN=[YR=1993] S5 W22 N5 E22 $ W41 CAN=[YR=1993] S5 W24 N5 E24 $ W12 N51 $ W40 $.

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

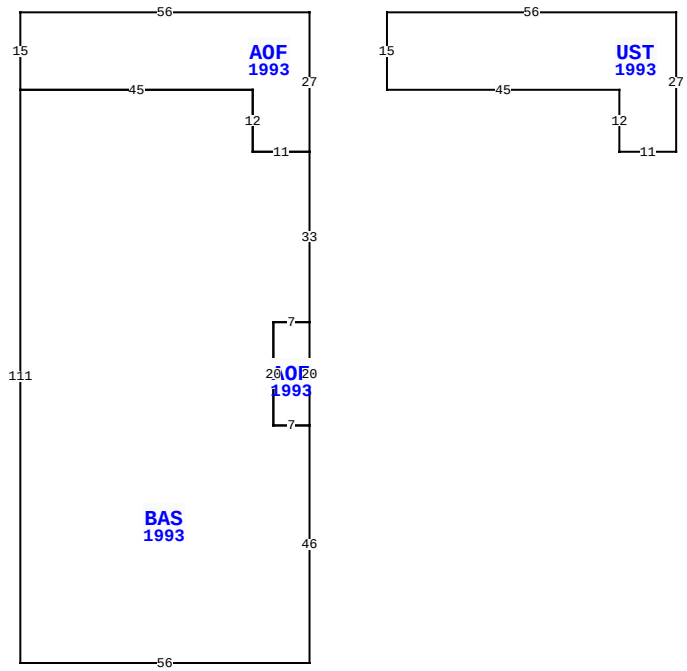
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		1 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	140	185	259	2,554
AOF	972	185	1,798	17,732
BAS	5,944	100	5,944	58,620
UST	972	50	486	4,793
TOTALS	8,028		8,487	83,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	8,487	103.8193	49.31	418,494	1975	1975	0	0	0	80.00	20.00

16 STOR WAREH – 0% - 0 Heated Area: 7056 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 16 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W56 S15 BAS=[YR=1993] S111 E56 N46
AOF=[YR=1993] N20 W7 S20 E7 $ W7 N20 E7 N33 W11 N12 W45 $ E45 S12 E11 N27 $ PTR= E15 UST=[YR=1993] E56 S27 W11 N12 W45 N15 $ W15 $.

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
151	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
152	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2018	2018	3	86	6,020	
153	0425	CL FNC 8'	0	0	0	0	180.00	LF	10.65	10.65	100	2018	2018	3	95	1,821	
154	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2018	2018	3	95	665	

LAND DESCRIPTION

TOTAL OB/XF 8,986

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

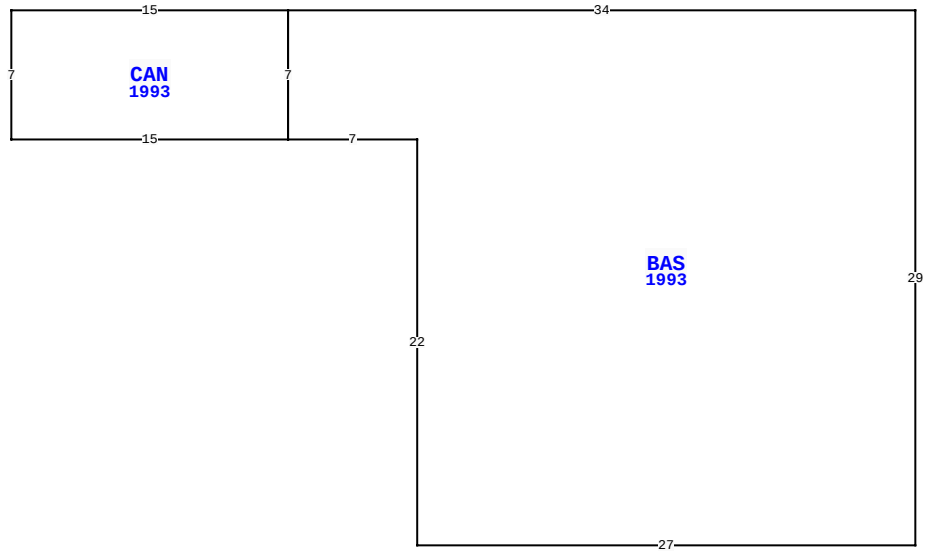
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	03	MASONRY 100
Common Wall		50 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	832	29,707
CAN	105	30	32	1,143
TOTALS	937		864	30,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	864	57.1476	81.15	70,114	1983	1983	0	0	0	56.00	44.00

17 OFFICE 1&2 – 0% - 0 Heated Area: 832 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 CAN=[YR=1993] W15 S7 E15 N7 $ S7 E7 S22 E27 N29 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		1 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

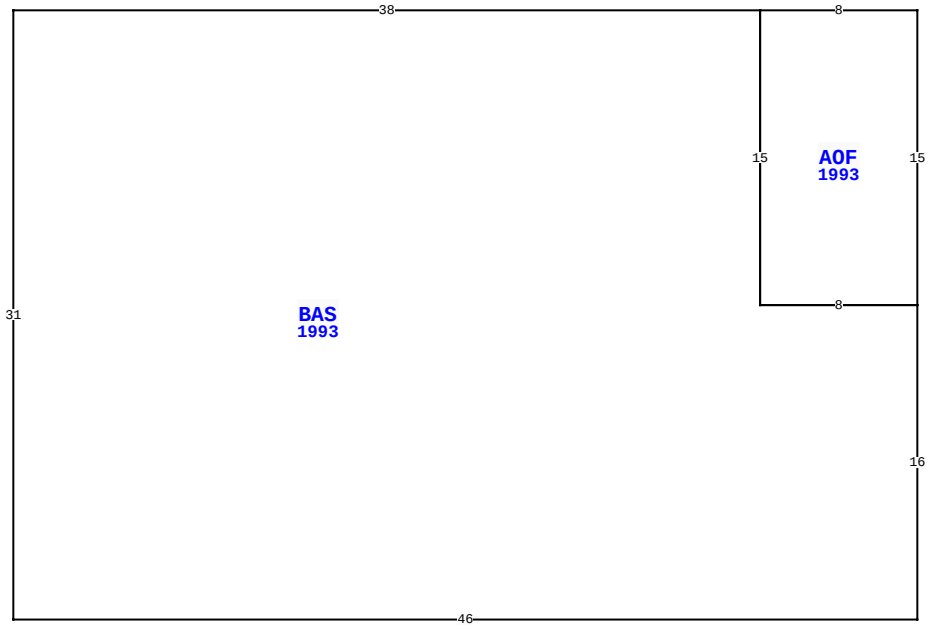
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	120	185	222	2,179
BAS	1,306	100	1,306	12,817
TOTALS	1,426		1,528	14,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,528	103.3119	49.07	74,979	1940	1940	0	0	0	80.00	20.00

18 STOR WAREH – 0% - 0 Heated Area: 1426 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W8 BAS=[YR=1993] W38 S31 E46 N16 W8 N15 $ S15 E8 N15 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

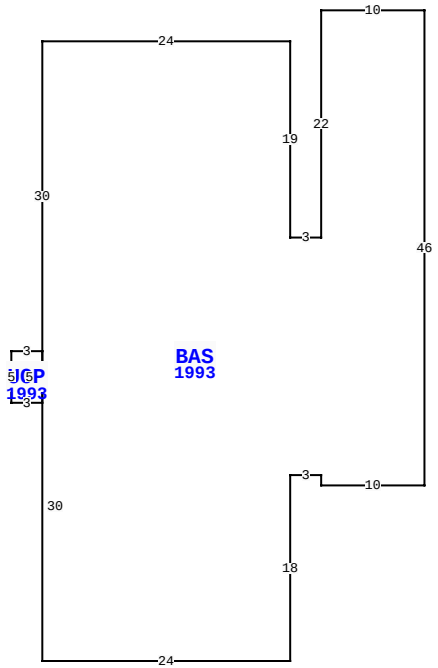
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100	1,969	11,523
UOP	15	25	4	23
TOTALS	1,984		1,973	11,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4807	02	1,973	61.6000	29.26	57,730	1980	1980	0	0	30	50.00	20.00

19 PREFAB MTL – 0% - 0 Heated Area: 1969 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 S22 W3 N19 W24 S30 UOP=[YR=1993] W3 S5 E3 N5 $ S30 E24 N18 E3 S1 E10 N46 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

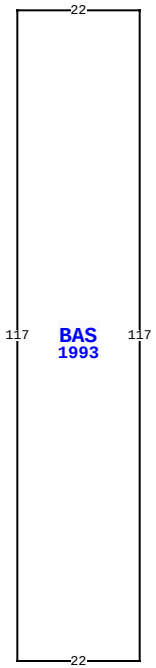
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,574	100	2,574	5,467
TOTALS	2,574		2,574	5,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	2,574	89.4348	42.48	109,344	1940	1940	0	0	15	80.00	5.00

20 STOR WAREH – 0% - 0 Heated Area: 2574 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S117 E22 N117 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

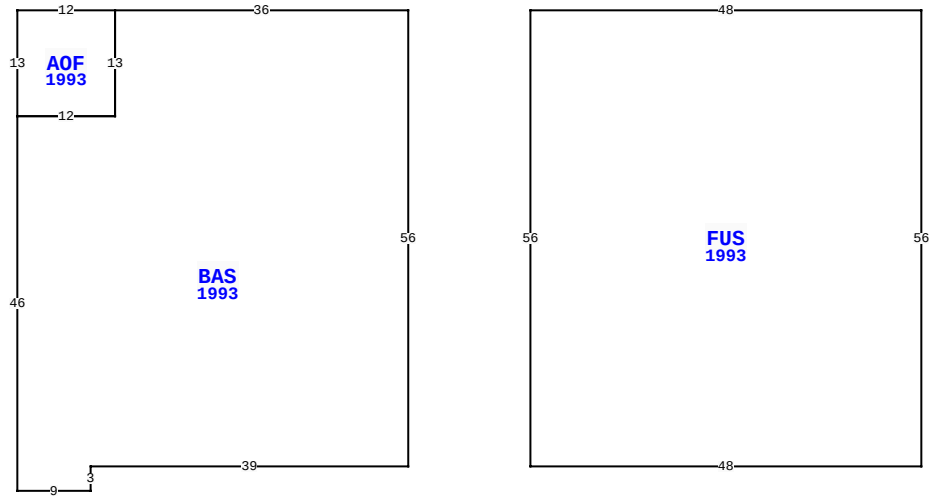
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		14 100
RMS		2 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	156	185	289	592
BAS	2,559	100	2,559	5,245
FUS	2,688	100	2,688	5,509
TOTALS	5,403		5,536	11,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	5,536	86.2920	40.99	226,921	1940	1940	0	0	15	80.00	5.00

21 STOR WAREH – 0% - 0 Heated Area: 5403 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 AOF=[YR=1993] W12 S13 E12 N13 $ S13 W12 S46 E9 N3 E39 N56 $ PTR= E15 FUS=[YR=1993] E48 S56 W48 N56 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	05	SAWTOOTH 100
Roof Cover	05	CORG ASB 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

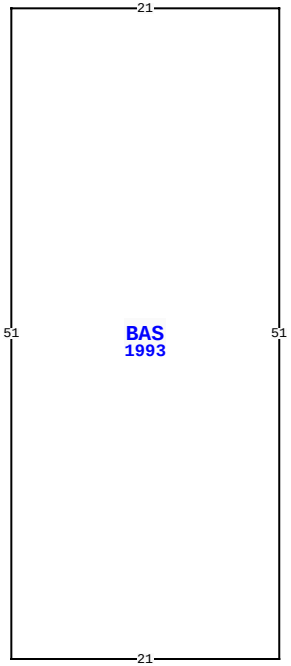
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,071	100	1,071	7,932
TOTALS	1,071		1,071	7,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,071	77.9678	37.03	39,659	1940	1940	0	0	0	80.00	20.00

22 STOR WAREH – 0% - 0 Heated Area: 1071 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S51 E21 N51 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

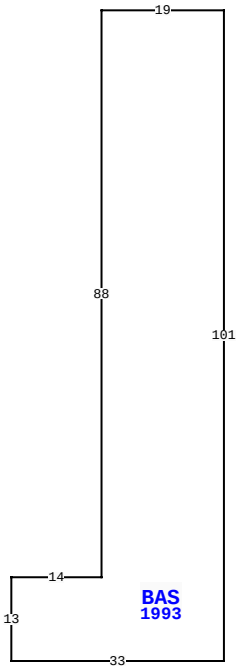
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100	2,101	16,220
TOTALS	2,101		2,101	16,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,101	81.2715	38.60	81,099	1940	1940	0	0	0	80.00	20.00

23 STOR WAREH – 0% - 0 Heated Area: 2101 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 23 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S88 W14 S13 E33 N101 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

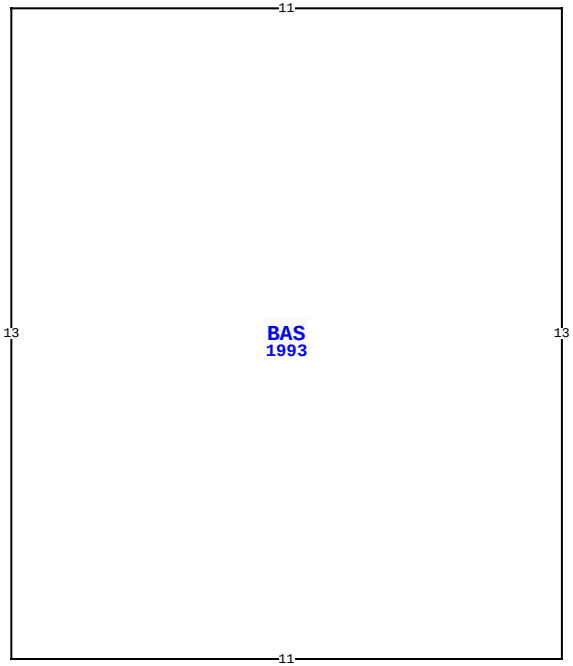
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	05	CORG ASB 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	143	100	143	967
TOTALS	143		143	967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	143	71.1608	33.80	4,833	1960	1960	0	0	0	80.00	20.00

24 STOR WAREH – 0% - 0 Heated Area: 143 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S13 E11 N13 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

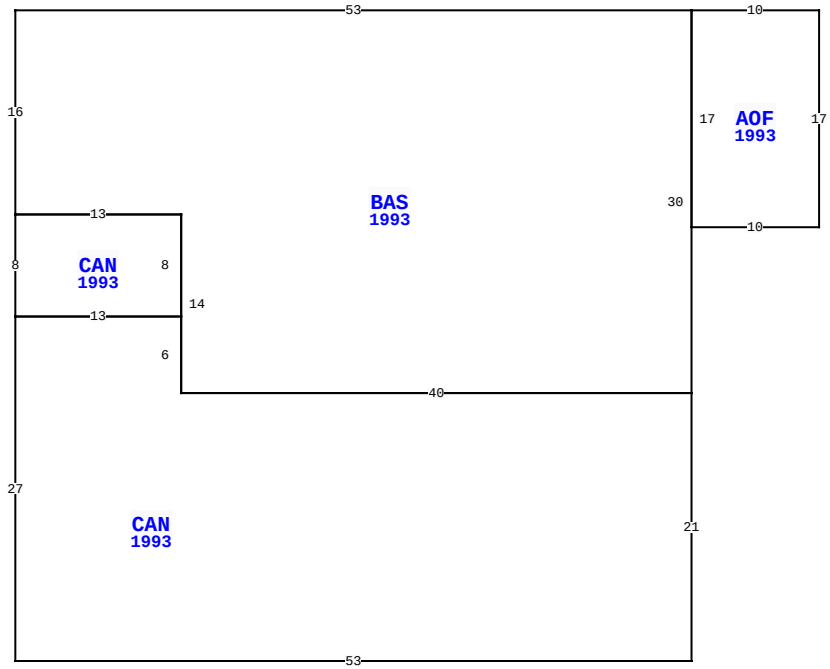
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	170	185	314	1,817
BAS	1,408	100	1,408	8,150
CAN	104	30	31	179
CAN	1,191	30	357	2,066
TOTALS	2,873		2,110	12,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,110	60.9276	28.94	61,063	1960	1960	0	0	0	80.00	20.00

25 STOR WAREH – 0% - 0 Heated Area: 1578 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 25 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W10 BAS=[YR=1993] W53 S16 CAN=[YR=1993] S8 CAN=[YR=1993] S27 E53 N21 W40 N6 W13 $ E13 N8 W13 $ E13 S14 E40 N30 $S17 E10 N17 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

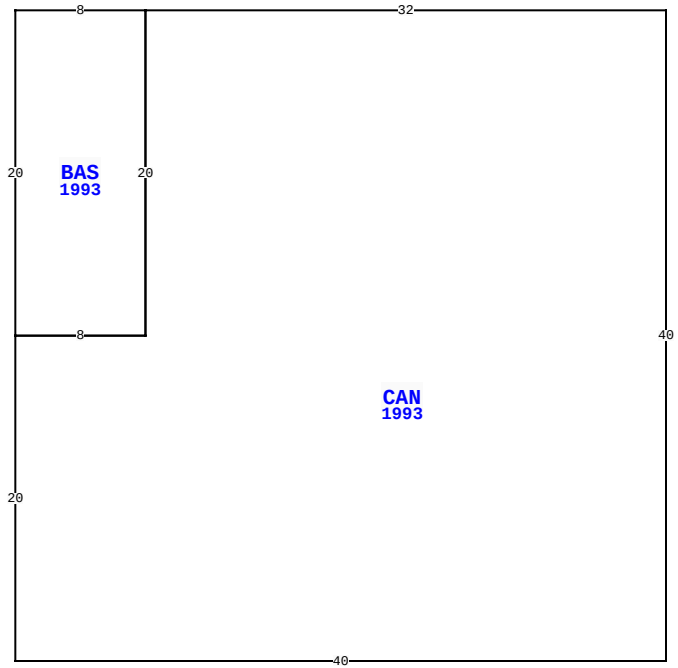
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	160	2,316
CAN	1,440	30	432	6,254
TOTALS	1,600		592	8,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	592	84.6591	40.21	23,804	1985	1985	0	0	0	64.00	36.00

26 STOR WAREH – 0% - 0 Heated Area: 160 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W32 BAS=[YR=1993] W8 S20 E8 N20 $ S20 W8 S20 E40 N40 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

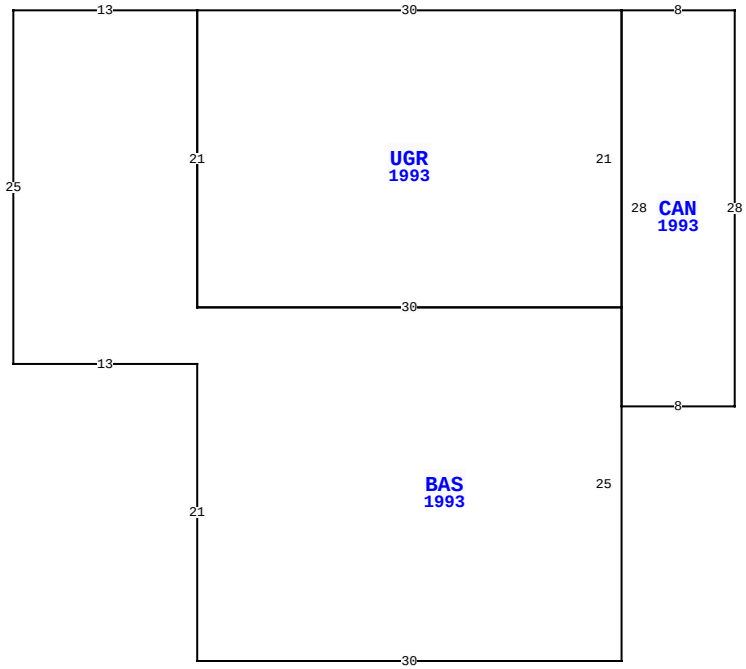
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100	1,075	8,050
CAN	224	30	67	502
UGR	630	50	315	2,359
TOTALS	1,929		1,457	10,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,457	78.8175	37.44	54,550	1975	1975	0	0	0	80.00	20.00

27 STOR WAREH – 0% - 0 Heated Area: 1075 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W8 UGR=[YR=1993] W30 BAS=[YR=1993] W13 S25 E13 S21 E30 N25 W30 N21 $ S21 E30 N21 $ S28 E8 N28 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

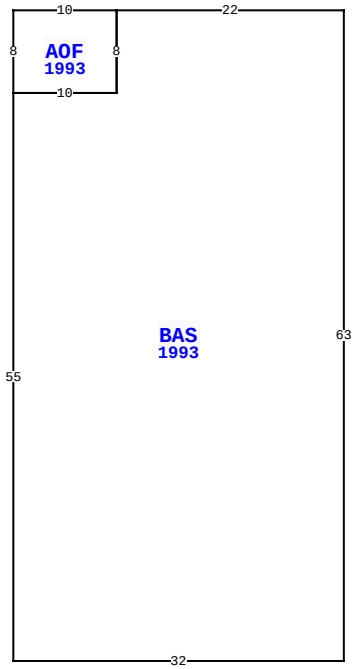
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		10 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	80	185	148	1,057
BAS	1,936	100	1,936	13,831
TOTALS	2,016		2,084	14,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,084	75.2031	35.72	74,440	1940	1940	0	0	0	80.00	20.00

28 STOR WAREH – 0% - 0 Heated Area: 2016 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 28 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 AOF=[YR=1993] W10 S8 E10 N8 $ S8 W10 S55 E32 N63 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

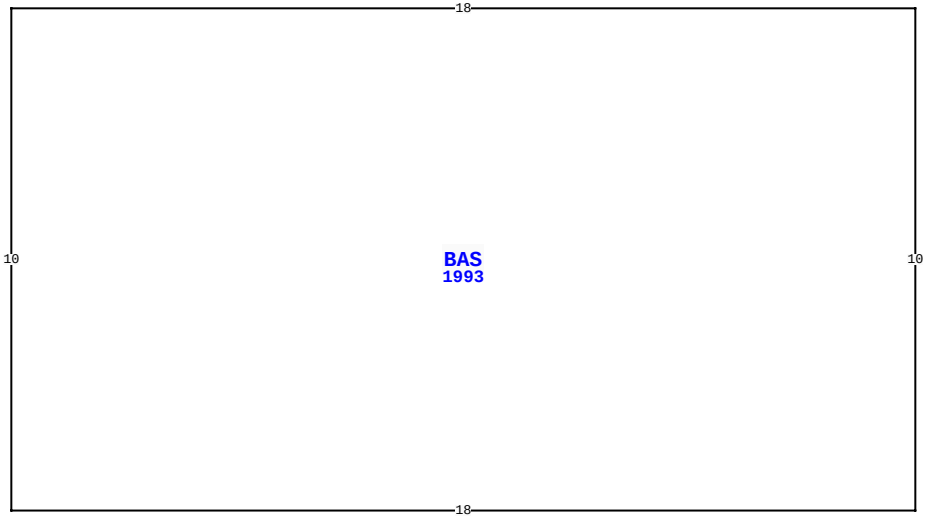
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100	180	1,418
TOTALS	180		180	1,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	180	59.2432	28.14	5,065	1980	1980	0	0	0	72.00	28.00

29 STOR WAREH – 0% - 0 Heated Area: 180 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S10 E18 N10 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

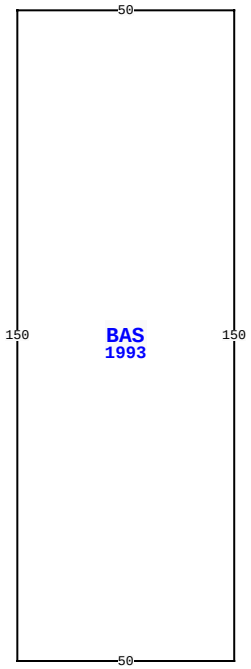
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,500	100	7,500	54,180
TOTALS	7,500		7,500	54,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	7,500	76.0320	36.12	270,900	1978	1978	0	0	0	80.00	20.00

30 STOR WAREH – 0% - 0 Heated Area: 7500 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 30 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S150 E50 N150 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

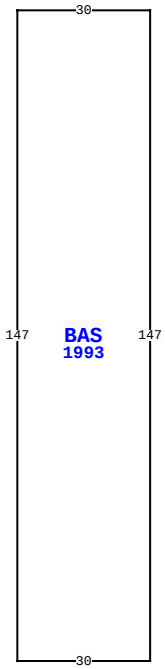
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Common Wall		40 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,410	100	4,410	36,626
TOTALS	4,410		4,410	36,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	4,410	48.5748	23.07	101,739	1985	1985	0	0	0	64.00	36.00

31 STOR WAREH – 0% - 0 Heated Area: 4410 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 31 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S147 E30 N147 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

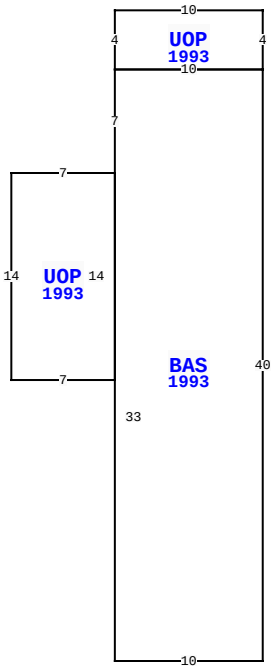
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	5,720
UOP	40	25	10	143
UOP	98	25	24	343
TOTALS	538		434	6,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	02	434	60.2000	28.60	12,412	1975	1975	0	0	0	50.00	50.00

32 PREFAB MTL – 0% - 0 Heated Area: 400 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 32 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W10 S4 BAS=[YR=1993] S7 UOP=[YR=1993] W7 S14 E7 N14 $ S33 E10 N40 W10 $ E10 N4 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

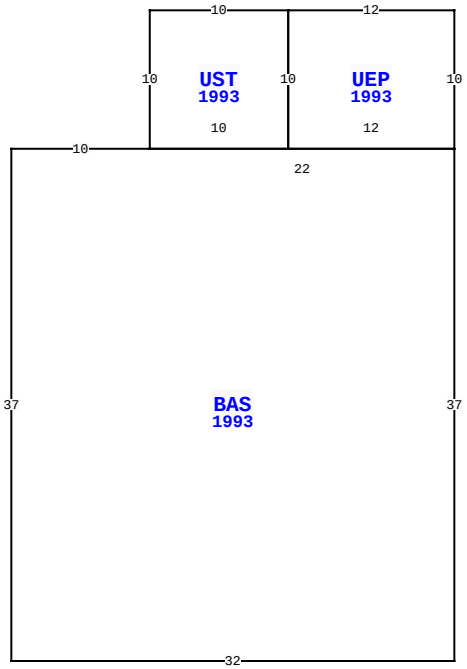
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		6 100
Frame	04	REIN CONC 100
Story Height		0 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1,184	44,916
UEP	120	70	84	3,187
UST	100	50	50	1,897
TOTALS	1,404		1,318	49,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	1,318	109.0394	154.84	204,079	1975	1975	0	0	0	75.50	24.50

33 OFFICE 1&2 – 0% - 0 Heated Area: 1184 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W12 UST=[YR=1993] W10 S10 BAS=[YR=1993] W10 S37 E32 N37 W22 $ E10 N10 $ S10 E12 N10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

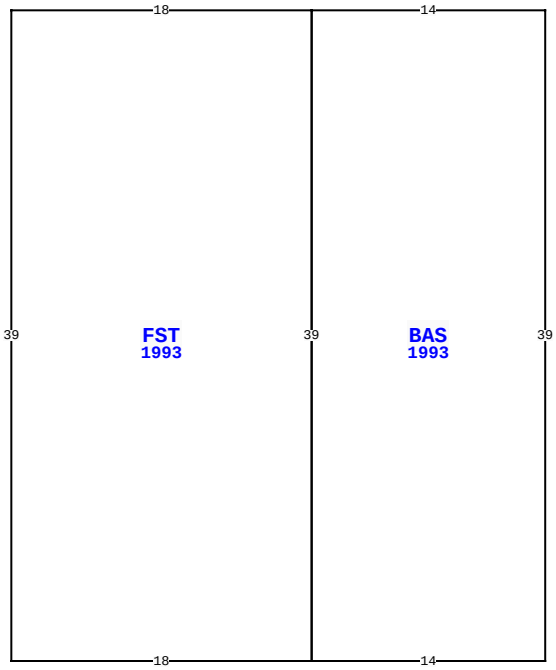
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	546	100	546	9,351
FST	702	70	491	8,409
TOTALS	1,248		1,037	17,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,037	109.2632	51.90	53,820	1975	1984	0	0	0	67.00	33.00

34 STOR WAREH – 0% - 0 Heated Area: 546 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
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TOTAL MARKET VALUE	22,422,997
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ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FST=[YR=1993] W18 S39 E18 N39 $ S39 E14 N39 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

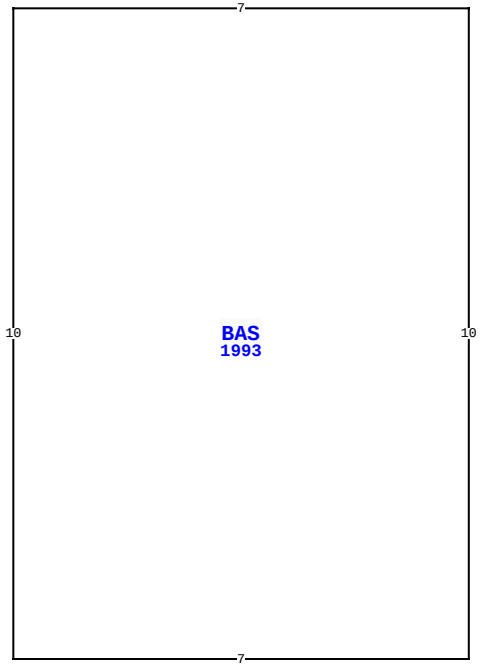
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100	70	555
TOTALS	70		70	555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	70	59.6408	28.33	1,983	1950	1980	0	0	0	72.00	28.00

35 STOR WAREH – 0% - 0 Heated Area: 70 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 S10 E7 N10 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

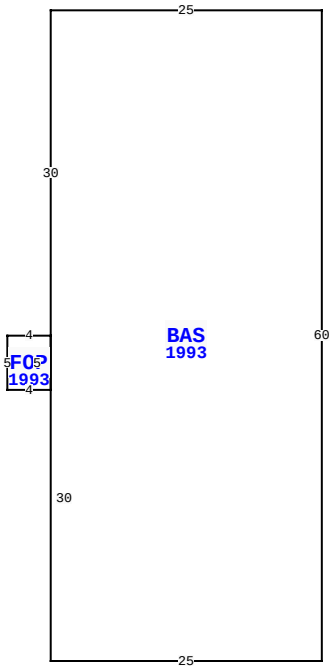
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing		13 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	63,100
FOP	20	50	10	421
TOTALS	1,520		1,510	63,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	1,510	120.9162	171.70	259,267	1975	1975	0	0	0	75.50	24.50

36 OFFICE 1&2 – 0% - 0 Heated Area: 1500 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S30 FOP=[YR=1993] W4 S5 E4 N5 $ S30 E25 N60 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

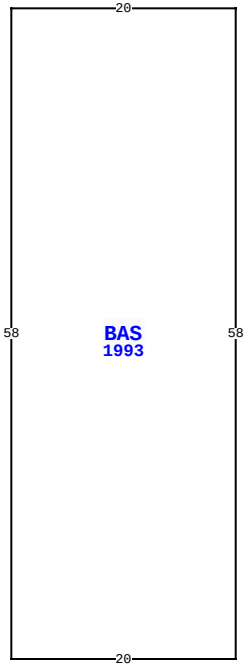
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1,160	7,759
TOTALS	1,160		1,160	7,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,160	39.1230	18.58	21,553	1985	1985	0	0	0	64.00	36.00

37 STOR WAREH – 0% - 0 Heated Area: 1160 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 37 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S58 E20 N58 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

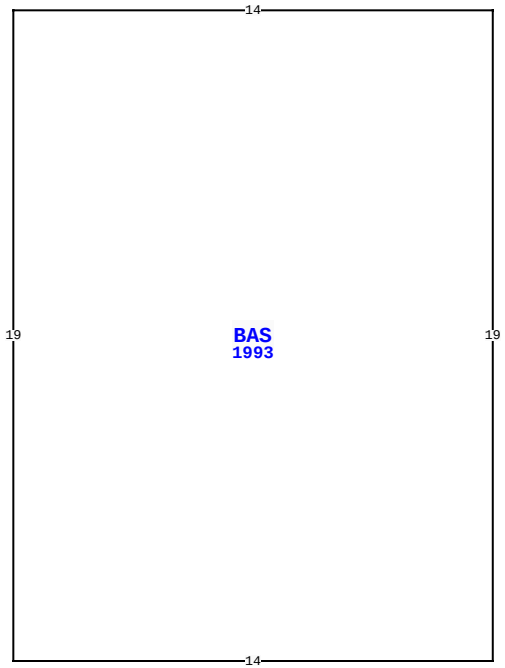
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	266	100	266	2,845
TOTALS	266		266	2,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	266	47.4012	22.52	5,990	1989	1989	0	0	0	52.50	47.50

38 STOR WAREH – 0% - 0 Heated Area: 266 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 38 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S19 E14 N19 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

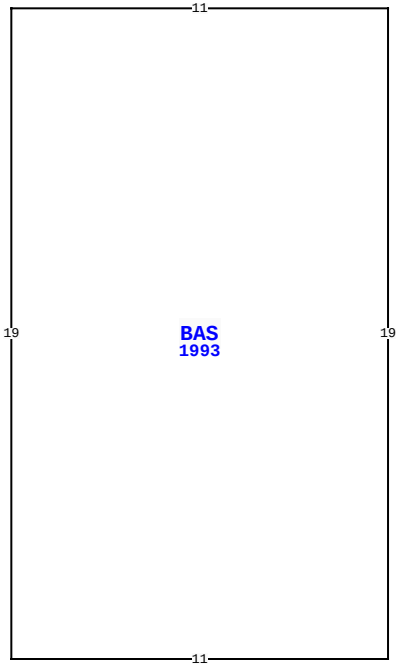
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100	209	1,467
TOTALS	209		209	1,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	209	73.8990	35.10	7,336	1950	1950	0	0	0	80.00	20.00

39 STOR WAREH – 0% - 0 Heated Area: 209 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S19 E11 N19 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

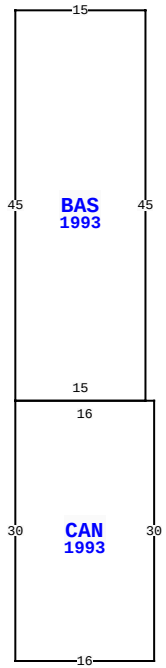
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 60
Exterior Wall	25	MOD METAL 40
Roof Structur	12	REINFO/CON 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		1 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	675	100	675	5,512
CAN	480	30	144	1,176
TOTALS	1,155		819	6,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	819	85.9542	40.83	33,440	1940	1940	0	0	0	80.00	20.00

40 STOR WAREH – 0% - 0 Heated Area: 675 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S45 CAN=[YR=1993] S30 E16 N30 W16 $ E15 N45 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

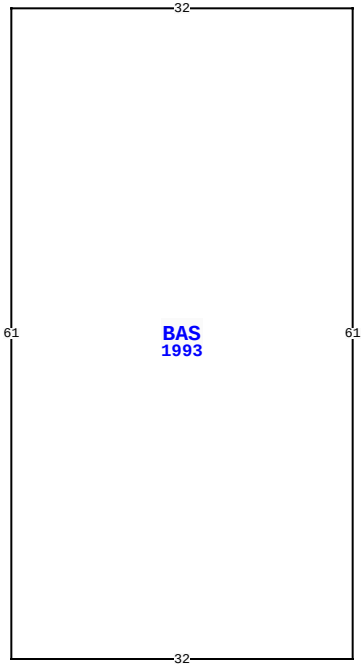
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	09	PINE WOOD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100	1,952	3,184
TOTALS	1,952		1,952	3,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,952	68.6826	32.62	63,674	1970	1970	0	15	0	80.00	5.00

41 STOR WAREH – 0% - 0 Heated Area: 1952 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S61 E32 N61 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	02	ROLL COMP 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		7 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

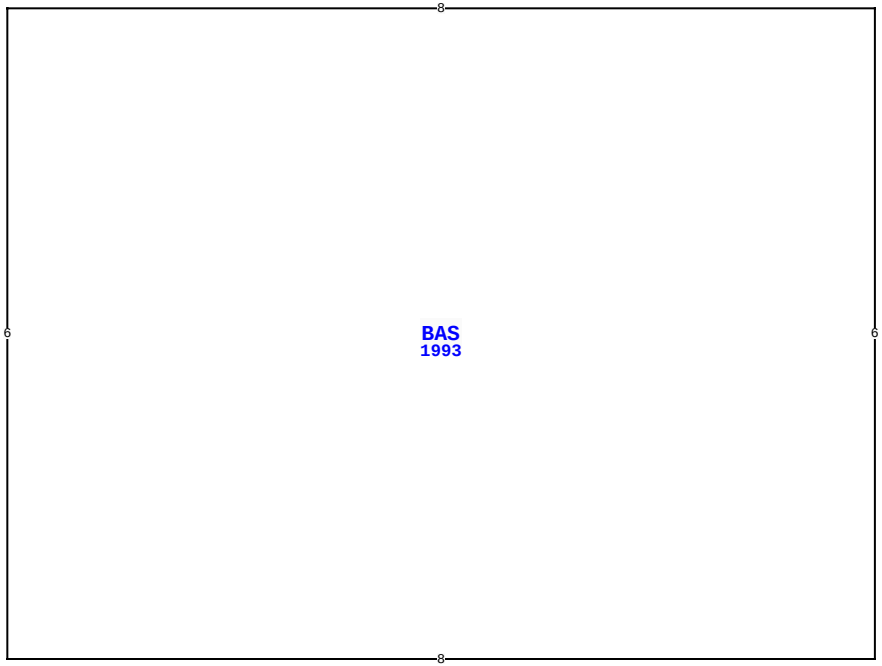
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100	48	413
TOTALS	48		48	413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	48	90.6444	43.06	2,067	1960	1960	0	0	0	80.00	20.00

42 STOR WAREH – 0% - 0 Heated Area: 48 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 S6 E8 N6 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

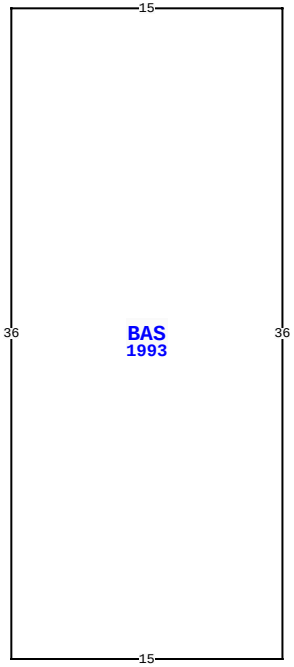
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		5 100
Frame	04	REIN CONC 100
Story Height		0 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	53,609
TOTALS	540		540	53,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	540	141.2389	200.56	108,302	1985	1985	0	0	0	50.50	49.50

43 OFFICE 1&2 – 0% - 0 Heated Area: 540 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S36 E15 N36 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

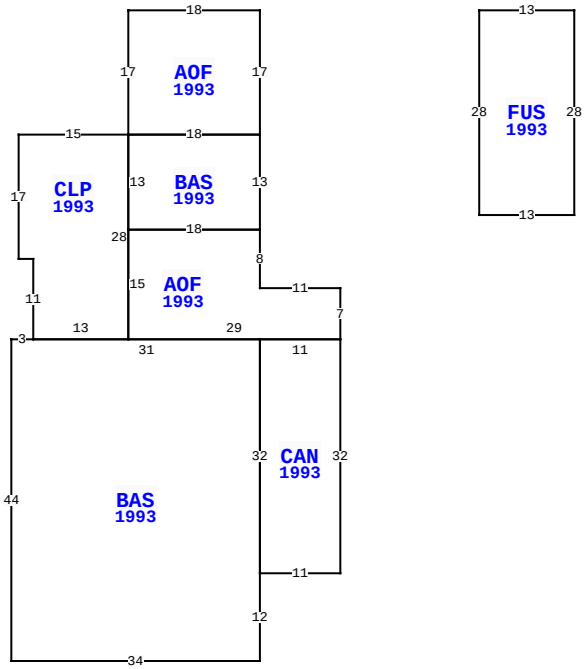
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 80
Interior Floo	15	HARDTILE 20
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	04	REIN CONC 100
Story Height		16 100
RMS		5 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	306	185	566	28,750
AOF	347	185	642	32,611
BAS	234	100	234	11,886
BAS	1,496	100	1,496	75,990
CAN	352	30	106	5,384
CLP	398	60	239	12,140
FUS	364	100	364	18,489
TOTALS	3,497		3,647	185,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4201	06	3,647	113.3863	145.13	529,289	1938	1938	0	0	15	50.00	35.00

44 HEVY MANUF – 0% - 0 Heated Area: 2747 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 44 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W18 S17 CLP=[YR=1993] W15 S17 E2 S11
BAS=[YR=1993] W3 S44 E34 N12 CAN=[YR=1993] E11 N32
AOF=[YR=1993] N7 W11 N8 BAS=[YR=1993] N13 W18 S13 E18 $ W18
S15 E29 $ W11S32 $ N32 W31 $ E13 N28 $ E18 N17 $ PTR= E30
FUS=[YR=1993] E13 S28 W13 N28 $ W30 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		35 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

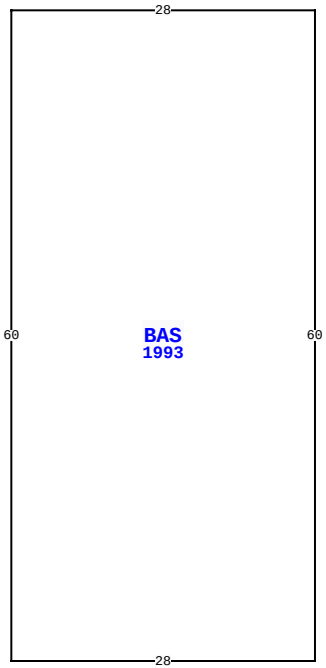
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	161,776
TOTALS	1,680		1,680	161,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	1,680	150.4576	192.59	323,551	1940	1940	0	0	0	50.00	50.00

45 HEVY MANUF – 0% - 0 Heated Area: 1680 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S60 E28 N60 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

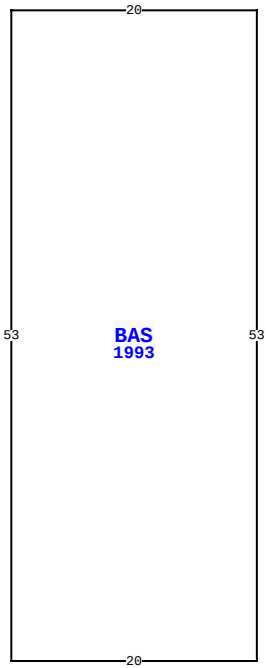
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Common Wall		30 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	1,060	19,335
TOTALS	1,060		1,060	19,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,060	91.4276	43.43	46,036	1987	1987	0	0	0	58.00	42.00

46 STOR WAREH – 0% - 0 Heated Area: 1060 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S53 E20 N53 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

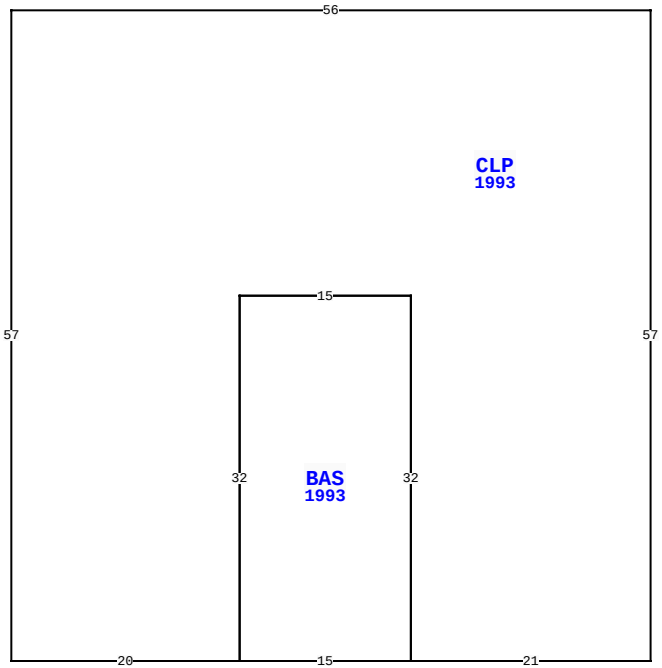
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 60
Interior Floo	04	C ABOVE GD 40
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Plumbing		4 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	8,768
CLP	2,712	60	1,627	29,720
TOTALS	3,192		2,107	38,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	06	2,107	128.6410	182.67	384,886	1940	1940	0	0	15	80.00	10.00

47 OFFICE 1&2 – 0% - 0 Heated Area: 480 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CLP=[YR=1993] W56 S57 E20 BAS=[YR=1993] E15 N32 W15 S32 $
N32 E15 S32 E21 N57 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

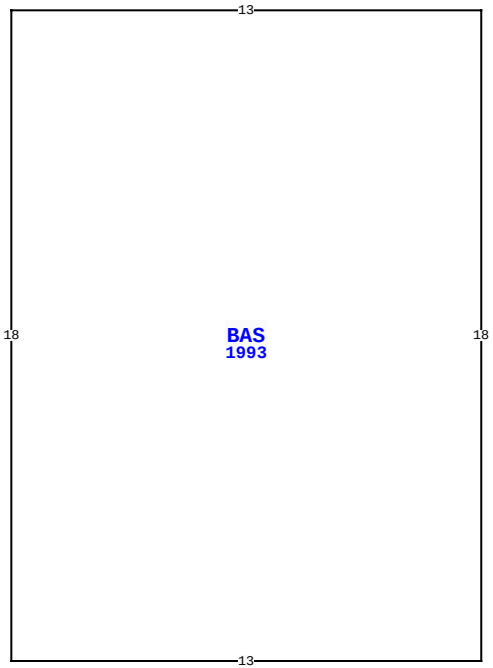
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	234	100	234	12,342
TOTALS	234		234	12,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	234	48.4785	62.05	14,520	1988	1988	0	0	0	15.00	85.00

48 HEVY MANUF – 0% - 0 Heated Area: 234 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 48 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S18 E13 N18 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

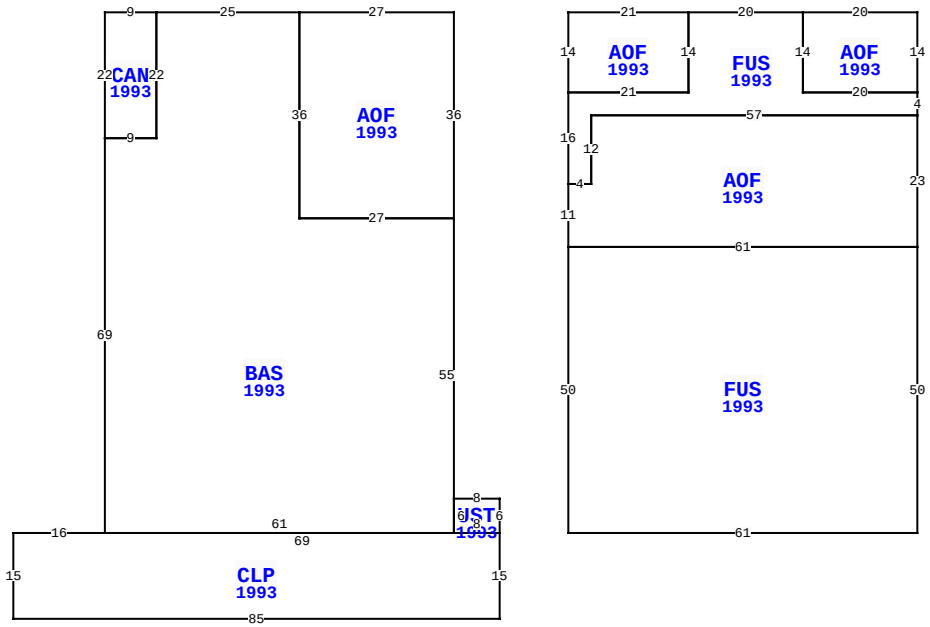
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	04	REIN CONC 100
Story Height		18 100
RMS		7 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	280	185	518	5,489
AOF	294	185	544	5,764
AOF	972	185	1,798	19,052
AOF	1,355	185	2,507	26,564
BAS	4,381	100	4,381	46,421
CAN	198	30	59	625
CLP	1,275	60	765	8,106
FUS	572	100	572	6,061
FUS	3,050	100	3,050	32,318
UST	48	50	24	254
TOTALS	12,425		14,218	150,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	14,218	111.5265	52.98	753,270	1960	1960	0	0	0	80.00	20.00

49 STOR WAREH – 0% - 0 Heated Area: 10904 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 49 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W27 BAS=[YR=1993] W25 CAN=[YR=1993] W9 S22 E9 N22 $ S22 W9 S69 CLP=[YR=1993] W16 S15 E85 N15 UST=[YR=1993] N6 W8 S6 E8 $ W69 $ E61 N55 W27 N36 $ S36 E27 N36 $ PTR= E20 AOF=[YR=1993] E21 FUS=[YR=1993] E20 AOF=[YR=1993] E20 S14 W20 N14 $ S14 E20 S4 AOF=[YR=1993] S23 FUS=[YR=1993] S50 W61 N50 E61 $ W61 N11 E4 N12 E57 $ W57 S12 W4 N16 E21 N14 $ S14 W21 N14$ W20 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

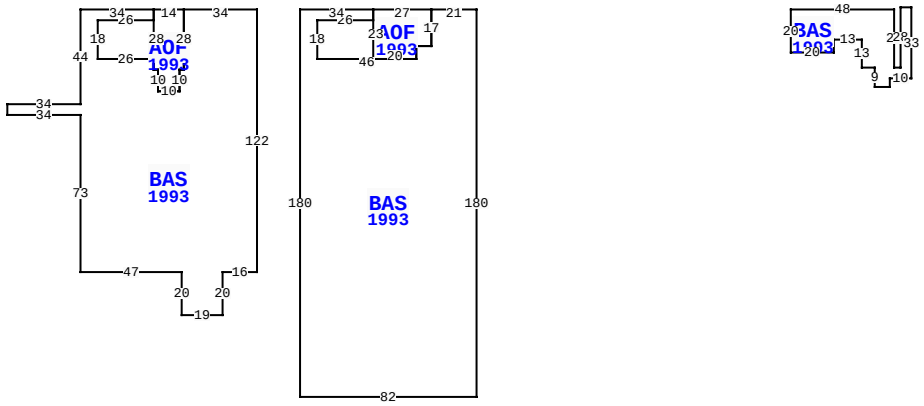
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 90
Interior Floo	11	CLAY TILE 10
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	04	REIN CONC 100
Story Height		0 100
RMS		0 100
Stories	6.5	6.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	492	185	910	54,687
AOF	579	185	1,071	64,362
AOF	1,107	185	2,048	123,075
BAS	1,240	100	1,240	74,518
BAS	9,594	100	9,594	576,552
BAS	10,493	100	10,493	630,577
BAS	13,713	100	13,713	824,083
CAN	3,764	30	1,129	67,848
FUS	13,925	100	13,925	836,823
SPA	1,995	100	1,995	119,890
TOTALS	56,902		56,118	3,372,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	56,118	93.8995	120.19	6,744,822	1960	1960	0	0	0	50.00	50.00

50 HEVY MANUF – 0% - 0 Heated Area: 53138 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] S44W34S5E34S73E47S20 E19
N20E16N122W34S28W2S10W10 N10W2 N5W26N18E26N5AOF=[YR=1993] E14
S28W2S10W10N10W2N28$W34$PTR= E102BAS=[YR=1993]
S180E82N180W21S17 W7S6W46N18E26N5AOF=[YR=1993] S23E20
N6E7N17W27$W34$ W102$ PTR=E330 BAS=[YR=1993] E48S27E3
N28E5S33W10S4 W7N9W6N13W13S6W20N20$ W330$
PTR=N30AOF=[YR=1993] 1107$ SPA=[YR=1993] 1995$CAN=[YR=1993]
3764$BAS=[YR=1993] 10493$FUS=[YR=1993] 13925$ S30$.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

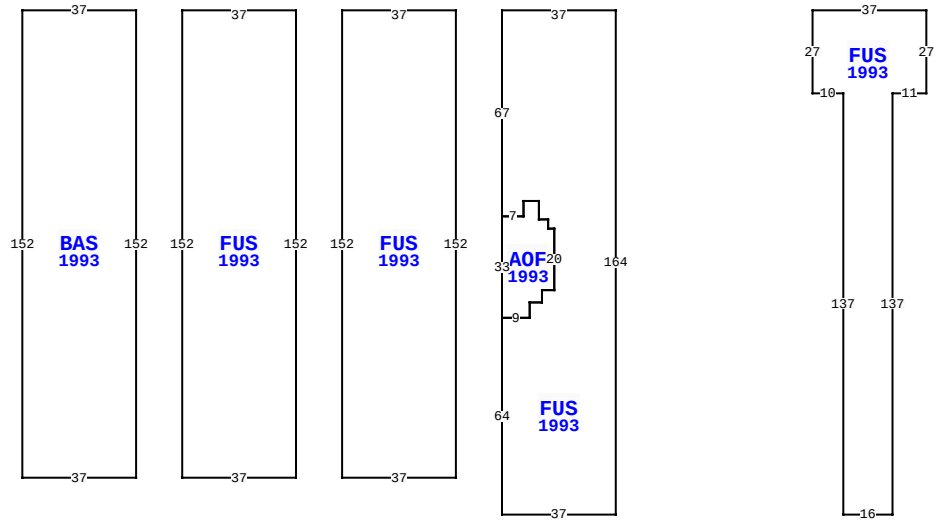
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 50
Interior Floo	15	HARDTILE 50
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	04	REIN CONC 100
Common Wall		30 100
Story Height		25 100
RMS		1 100
Stories	5.	5. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	519	185	960	75,533
BAS	5,624	100	5,624	442,497
FUS	3,191	100	3,191	251,068
FUS	5,549	100	5,549	436,596
FUS	5,624	100	5,624	442,497
FUS	5,624	100	5,624	442,497
TOTALS	26,131		26,572	2,090,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	26,572	122.9379	157.36	4,181,370	1940	1940	0	0	0	50.00	50.00

51 HEVY MANUF – 0% - 0 Heated Area: 26131 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 S152 E37N152$PTR= E15FUS=[YR=1993] E37 S152 W37 N152 $ W15 $ PTR= E67 FUS=[YR=1993] E37 S152 W37 N152 $ W67 $ PTR= E119 FUS=[YR=1993] E37 S164 W37 N64 AOF=[YR=1993] E9 N5 E4 N4 E4 N20 W2 N3 W3 N6 W5 S5 W7 S33$ E9 N5 E4 N4 E4 N20 W2 N3 W3 N6W5S5W7 N67 $ W119 $ PTR= E220 FUS=[YR=1993] E37 S27 W11 S137 W16 N137 W10 N27 $ W220 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

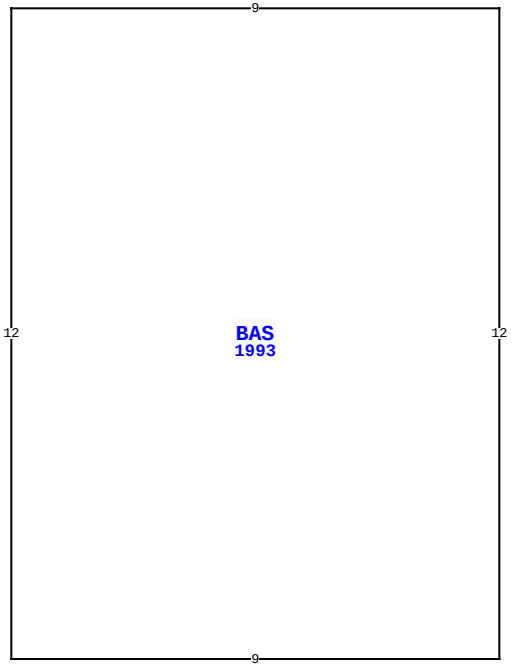
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	07	NONE 100
Interior Floo	17	PRECAST CN 100
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100	108	245
TOTALS	108		108	245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	108	95.6340	45.43	4,906	1960	1960	0	0	15	80.00	5.00

52 STOR WAREH – 0% - 0 Heated Area: 108 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 S12 E9 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

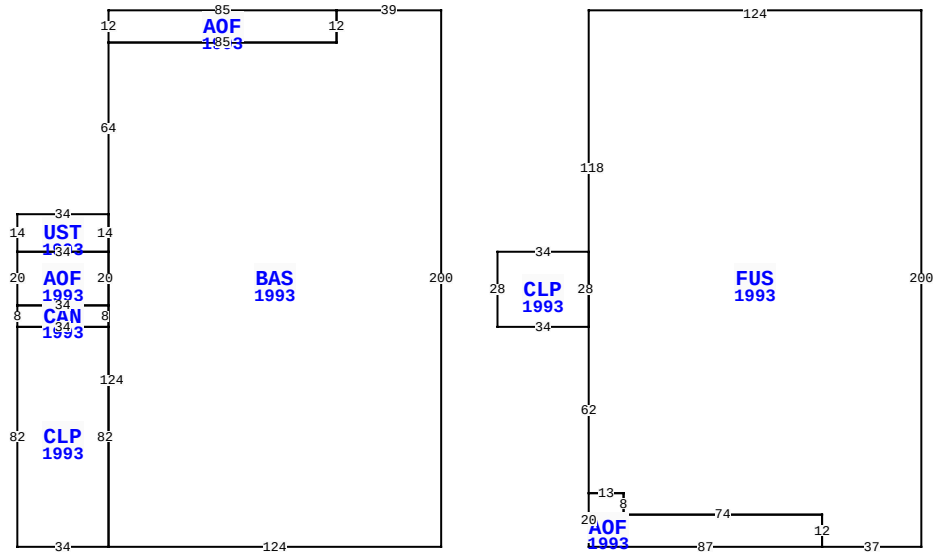
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	04	REIN CONC 100
Common Wall		30 100
Story Height		16 100
RMS		2 100
Stories	3.	3. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	680	185	1,258	11,465
AOF	1,020	185	1,887	17,198
AOF	1,148	185	2,124	19,358
AOF	1,499	185	2,773	25,273
BAS	23,301	100	23,301	212,365
BAS	23,780	100	23,780	216,731
CAN	272	30	82	747
CLP	952	60	571	5,204
CLP	2,788	60	1,673	15,248
FUS	23,652	100	23,652	215,564
TOTALS	79,568		81,339	741,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	81,339	95.9447	45.57	3,706,618	1940	1940	0	0	0	80.00	20.00

53 STOR WAREH – 0% - 0 Heated Area: 75080 HX Base Yr



** This building has 11 Sub-Areas

6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 53 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 AOF=[YR=1993] W85S12E85 N12 $ S12 W85S64
UST=[YR=1993] W34 S14 AOF=[YR=1993] S20CAN=[YR=1993] S8
CLP=[YR=1993] S82E34 N82W34$ E34N8 W34$ E34N20W34$ E34N14$
S124 E124N200$ PTR= E55 FUS=[YR=1993] E124 S200 W37
AOF=[YR=1993] W87 N20 E13 S8 E74 S12 $ N12 W74 N8 W13 N62
CLP=[YR=1993] W34 N28 E34 S28 $ N118 $ W55 $ PTR= E194
BAS=[YR=1993] 23301 $ AOF=[YR=1993] 1499 $ W194 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

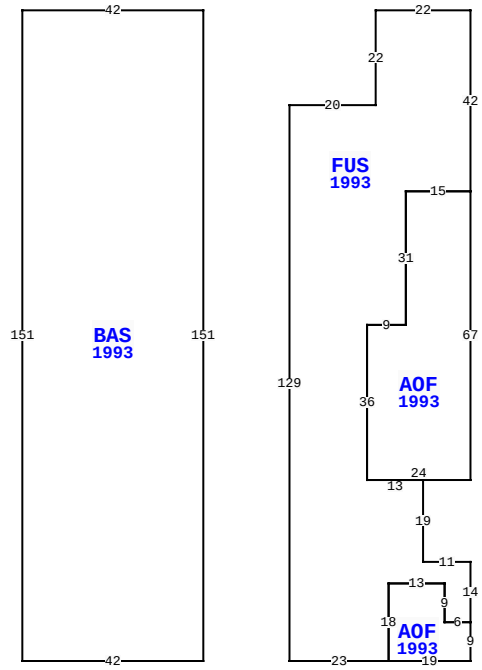
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	04	REIN CONC 100
Common Wall		20 100
Story Height		0 100
RMS		2 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	288	185	533	1,105
AOF	1,329	185	2,459	5,096
BAS	6,342	100	6,342	13,144
FUS	4,076	100	4,076	8,448
TOTALS	12,035		13,410	27,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	13,410	87.2721	41.45	555,844	1960	1960	0	0	15	80.00	5.00

54 STOR WAREH – 0% - 0 Heated Area: 12035 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 54 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42S151E42N151$PTR= E40 FUS=[YR=1993] E22 S42 AOF=[YR=1993] W15 S31 W9 S36 E24 N67 $ W15 S31 W9 S36 E13 S19 E11 S14 AOF=[YR=1993] S9 W19 N18 E13 S9 E6 $ W6 N9 W13 S18 W23 N129 E20 N22 $ W40 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

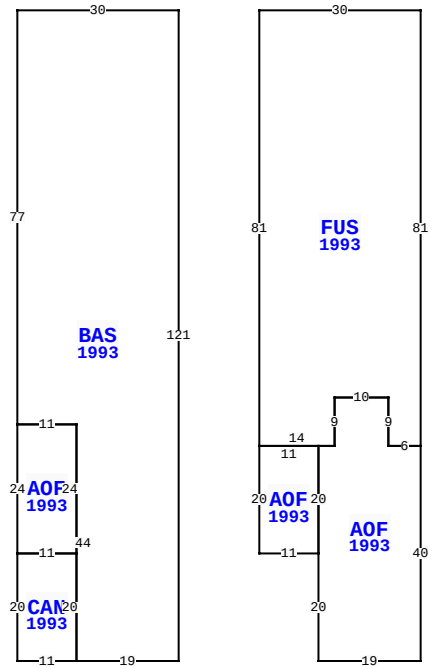
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		10 100
Story Height		41 100
RMS		3 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	220	185	407	5,683
AOF	264	185	488	6,814
AOF	850	185	1,572	21,951
BAS	3,146	100	3,146	43,931
CAN	220	30	66	922
FUS	2,340	100	2,340	32,676
TOTALS	7,040		8,019	111,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	8,019	146.9936	69.82	559,887	1970	1970	0	0	0	80.00	20.00

55 STOR WAREH – 0% - 0 Heated Area: 6820 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 55 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S77 AOF=[YR=1993] S24 CAN=[YR=1993] S20 E11 N20 W11 $ E11 N24 W11 $ E11 S44 E19 N121$
PTR=E15FUS=[YR=1993] E30S81AOF=[YR=1993] S40 W19 N20
AOF=[YR=1993] W11 N20 E11 S20 $ N20 E3 N9 E10 S9 E6 $ W6 N9 W10 S9 W14 N81 $ W15 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

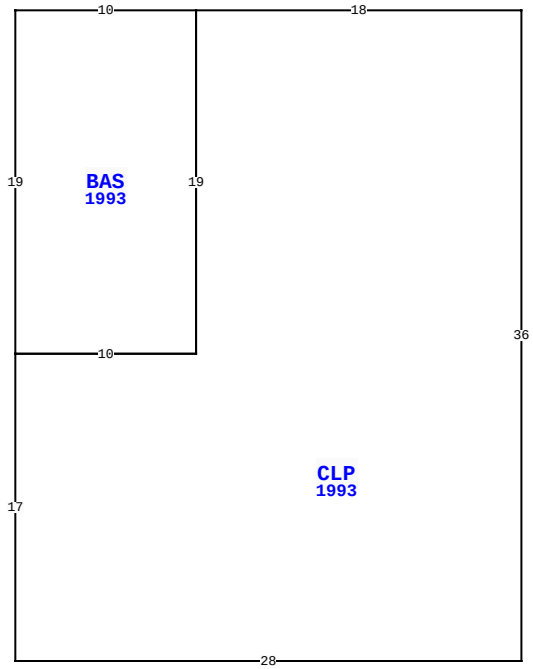
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100	190	4,059
CLP	818	60	491	10,491
TOTALS	1,008		681	14,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	681	99.9583	47.48	32,334	1988	1988	0	0	0	55.00	45.00

56 STOR WAREH – 0% - 0 Heated Area: 190 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CLP=[YR=1993] W18 BAS=[YR=1993] W10 S19 E10 N19 $ S19 W10 S17 E28 N36 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

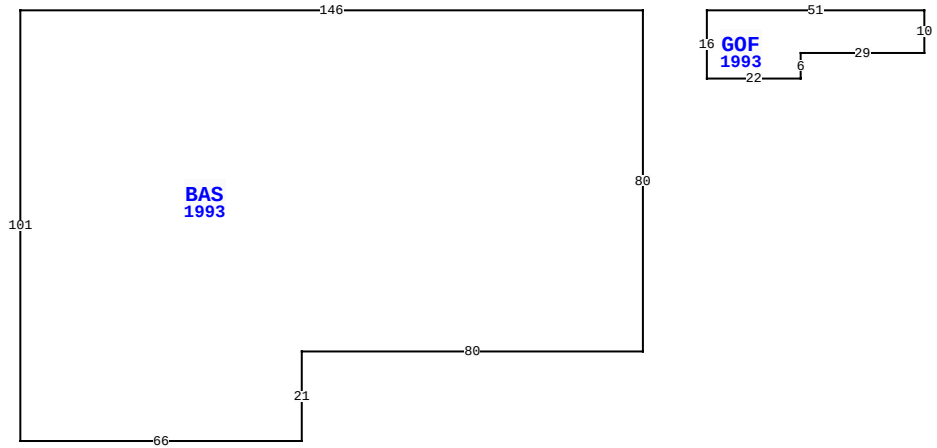
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 60
Exterior Wall	09	CORG ASB 40
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Common Wall		50 100
Story Height		35 100
RMS		1 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	13,066	100	13,066	589,773
GOF	642	210	1,348	60,846
TOTALS	13,708		14,414	650,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4201	06	14,414	117.5481	150.46	2,168,730	1940	1940	0	0	20	50.00	30.00

57 HEVY MANUF – 0% - 0 Heated Area: 13708 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 57 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W146 S101 E66 N21 E80 N80 $ PTR= E15
GOF=[YR=1993] E51 S10 W29 S6 W22 N16 $ W15 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

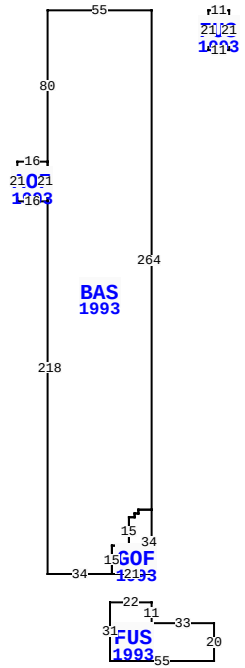
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		30 100
RMS		4 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	336	185	622	52,606
BAS	15,863	100	15,863	1,341,613
FUS	231	100	231	19,537
FUS	1,342	100	1,342	113,500
GOF	527	210	1,107	93,625
TOTALS	18,299		19,165	1,620,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	19,165	132.1488	169.15	3,241,760	1940	1940	0	0	0	50.00	50.00

58 HEVY MANUF – 0% - 0 Heated Area: 18299 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S80 AOF=[YR=1993] W16 S21 E16 N21 $ S218 E34 GOF=[YR=1993] E21 N34 W7 S2 W2 S2 W3 S15 W9 S15 $ N15 E9 N15 E3 N2 E2 N2 E7 N264 $ PTR= E30 FUS=[YR=1993] E11 S21 W11 N21 $ W30 $ PTR= S313 FUS=[YR=1993] S11 E33 S20 W55 N31 E22 $ N313 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

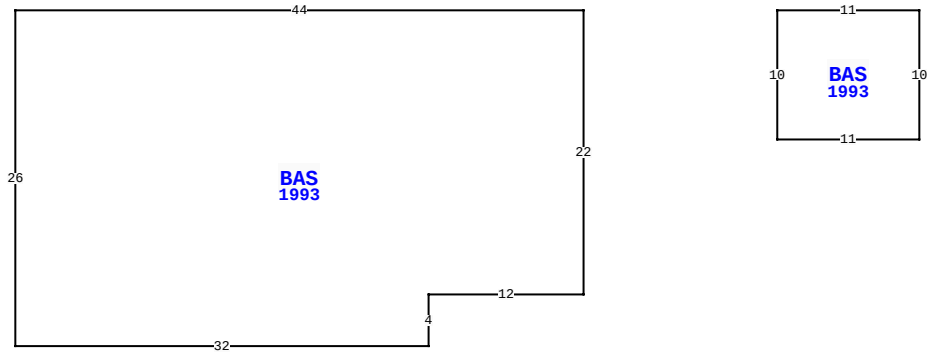
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		30 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100	110	6,448
BAS	1,096	100	1,096	64,239
TOTALS	1,206		1,206	70,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	1,206	61.0546	78.15	94,249	1980	1980	0	0	0	25.00	75.00

59 HEVY MANUF – 0% - 0 Heated Area: 1206 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S26 E32 N4 E12 N22 $ PTR= E15 BAS=[YR=1993] E11 S10 W11 N10 $ W15 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

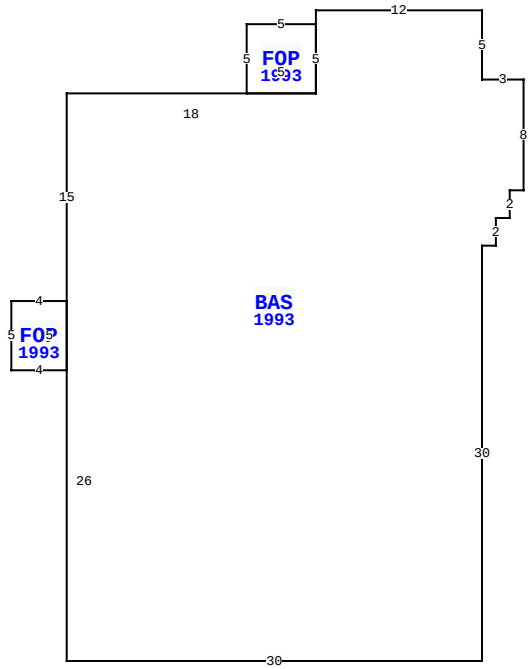
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	04	C ABOVE GD 50
Interior Floo	08	SHT VINYL 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1,332	75,807
FOP	20	50	10	569
FOP	25	50	12	683
TOTALS	1,377		1,354	77,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	1,354	67.3596	95.65	129,510	1989	1989	0	0	0	40.50	59.50

60 OFFICE 1&2 – 0% - 0 Heated Area: 1332 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N5 W12 S1 FOP=[YR=1993] W5 S5 E5 N5 $ S5 W18 S15 FOP=[YR=1993] W4 S5 E4 N5 $S26 E30 N30 E1 N2 E1 N2 E1 N8 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Plumbing		19 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

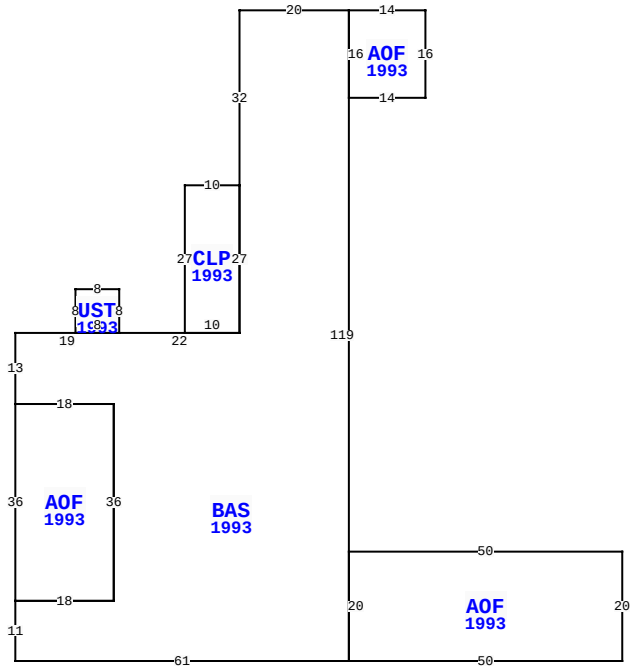
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	224	185	414	17,885
AOF	648	185	1,199	51,797
AOF	1,000	185	1,850	79,920
BAS	4,192	100	4,192	181,095
CLP	270	60	162	6,999
UST	64	50	32	1,383
TOTALS	6,398		7,849	339,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	7,849	67.5000	86.40	678,154	1940	1940	0	0	0	50.00	50.00

61 HEVY MANUF – 0% - 0 Heated Area: 6064 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W14 BAS=[YR=1993] W20 S32 CLP=[YR=1993] W10 S27 E10 N27 $ S27 W22 UST=[YR=1993] N8 W8 S8 E8 $ W19 S13
AOF=[YR=1993] S36 E18 N36 W18 $ E18 S36 W18 S11 E61
AOF=[YR=1993] E50 N20 W50 S20 $ N119 $ S16 E14 N16 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

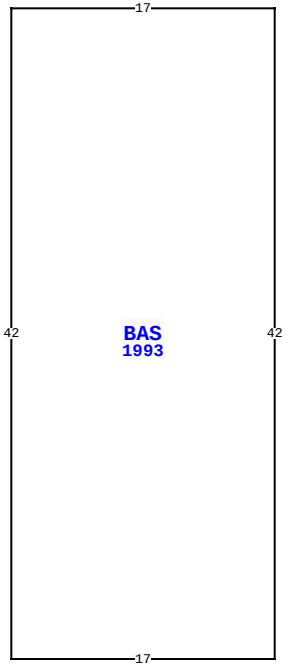
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	714	100	714	32,301
TOTALS	714		714	32,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	714	60.9336	78.00	55,692	1970	1970	0	0	0	42.00	58.00

62 HEVY MANUF – 0% - 0 Heated Area: 714 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S42 E17 N42 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

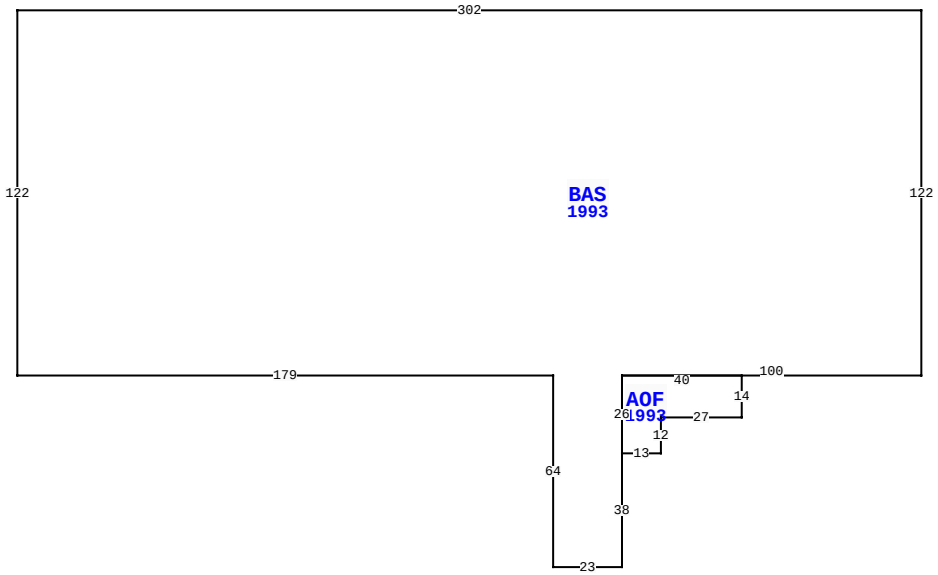
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 70
Exterior Wall	05	AVERAGE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		22 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	716	185	1,325	63,481
BAS	38,316	100	38,316	1,835,720
TOTALS	39,032		39,641	1,899,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	39,641	74.8604	95.82	3,798,401	1940	1940	0	0	0	50.00	50.00

63 HEVY MANUF – 0% - 0 Heated Area: 39032 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W302 S122 E179 S64 E23 N38 AOF=[YR=1993] E13 N12 E27 N14 W40 S26 $ N26 E100 N122 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		22 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

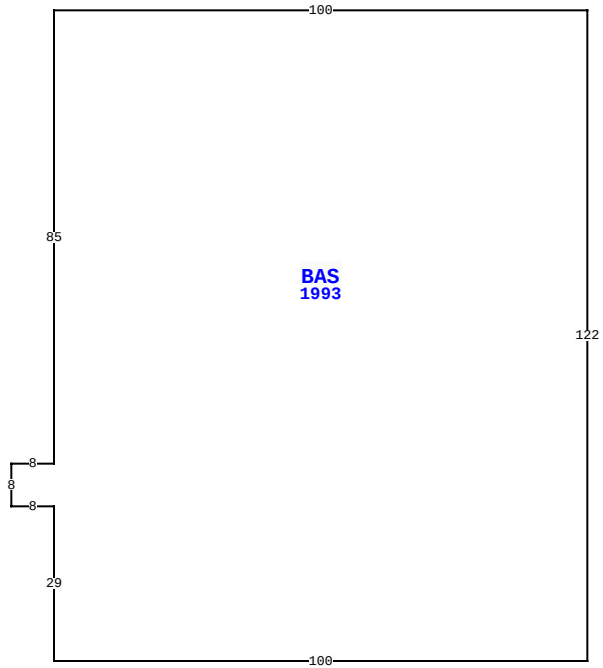
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,264	100	12,264	800,472
TOTALS	12,264		12,264	800,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	12,264	101.9839	130.54	1,600,943	1960	1960	0	0	0	50.00	50.00

64 HEVY MANUF – 0% - 0 Heated Area: 12264 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W100 S85 W8 S8 E8 S29 E100 N122 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		26 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

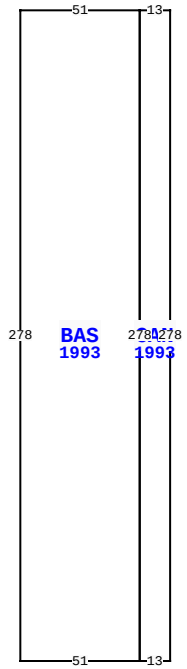
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,178	100	14,178	92,355
CAN	3,614	30	1,084	7,061
TOTALS	17,792		15,262	99,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	15,262	68.5670	32.57	497,083	1950	1950	0	0	0	80.00	20.00

65 STOR WAREH – 0% - 0 Heated Area: 14178 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W13 BAS=[YR=1993] W51 S278 E51 N278 $ S278 E13 N278 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

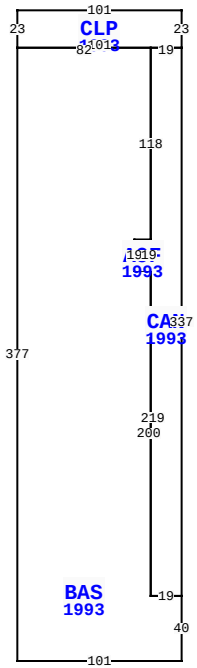
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 70
Exterior Wall	05	AVERAGE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	09	PINE WOOD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		24 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	190	185	352	1,094
BAS	31,484	100	31,484	97,821
CAN	6,403	30	1,921	5,969
CLP	2,323	60	1,394	4,331
TOTALS	40,400		35,151	109,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	35,151	65.4126	31.07	1,092,142	1940	1940	0	0	10	80.00	10.00

66 STOR WAREH – 0% - 0 Heated Area: 31674 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CLP=[YR=1993] W101 S23 BAS=[YR=1993] S377 E101 N40
CAN=[YR=1993] W337 W19 S118 AOF=[YR=1993] W10 S19 E10 N19 $
S219 E19 $ W19 N200 W10 N19 E10 N118 W82 $ E101 N23 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

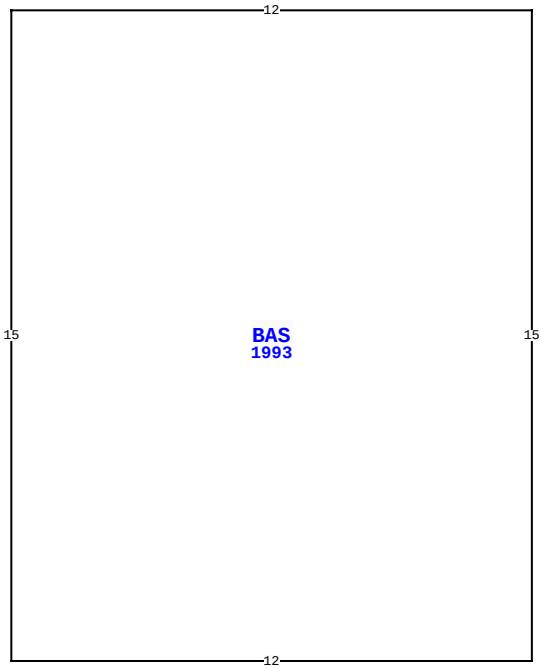
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100	180	985
TOTALS	180		180	985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	180	57.5800	27.35	4,923	1960	1960	0	0	0	80.00	20.00

67 STOR WAREH – 0% - 0 Heated Area: 180 HX Base Yr



BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S15 E12 N15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

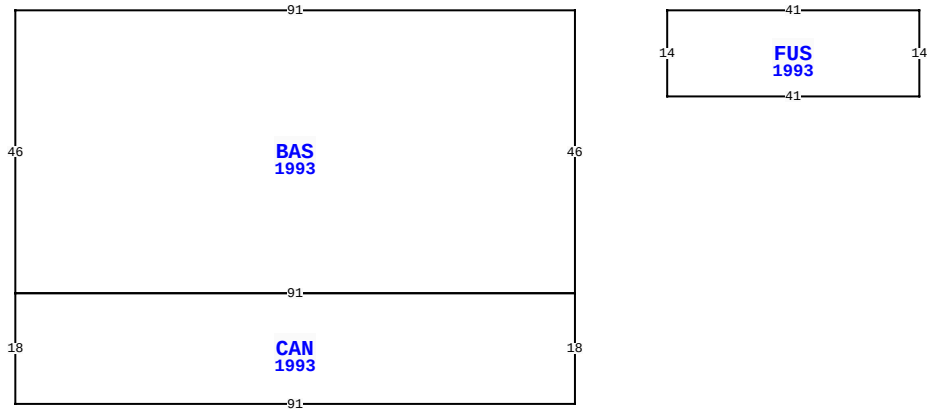
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,186	100	4,186	8,638
CAN	1,638	30	491	1,013
FUS	574	100	574	1,184
TOTALS	6,398		5,251	10,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	5,251	86.8795	41.27	216,709	1940	1940	0	0	15	80.00	5.00

68 STOR WAREH – 0% - 0 Heated Area: 4760 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W91 S46 CAN=[YR=1993] S18 E91 N18 W91 $ E91 N46 $ PTR= E15 FUS=[YR=1993] E41 S14 W41 N14 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

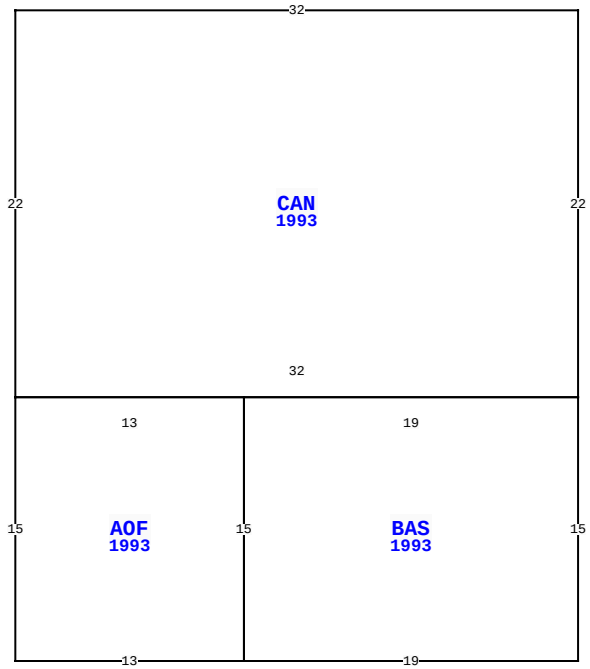
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 50
Exterior Wall	25	MOD METAL 50
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	195	185	361	22,637
BAS	285	100	285	17,871
CAN	704	30	211	13,231
TOTALS	1,184		857	53,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	857	97.9776	125.41	107,476	1960	1960	0	0	0	50.00	50.00

69 HEVY MANUF – 0% - 0 Heated Area: 480 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 69 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W32 S22 AOF=[YR=1993] S15 E13 BAS=[YR=1993] E19 N15 W19 S15 $ N15 W13 $ E32 N22 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

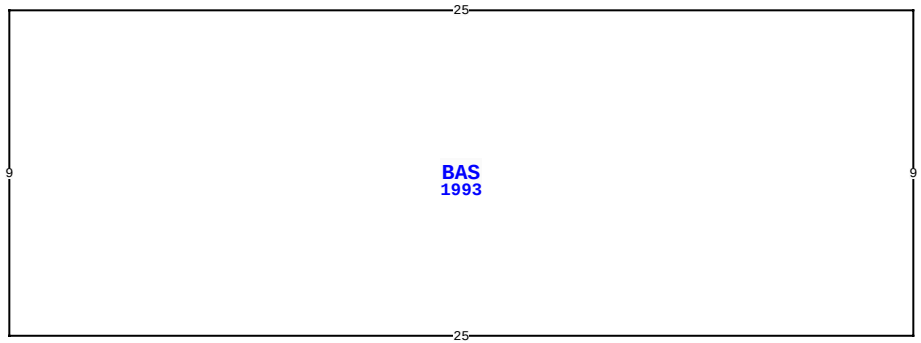
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Common Wall		50 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	225	100	225	12,236
TOTALS	225		225	12,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	225	84.9684	108.76	24,471	1960	1960	0	0	0	50.00	50.00

70 HEVY MANUF – 0% - 0 Heated Area: 225 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S9 E25 N9 $.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

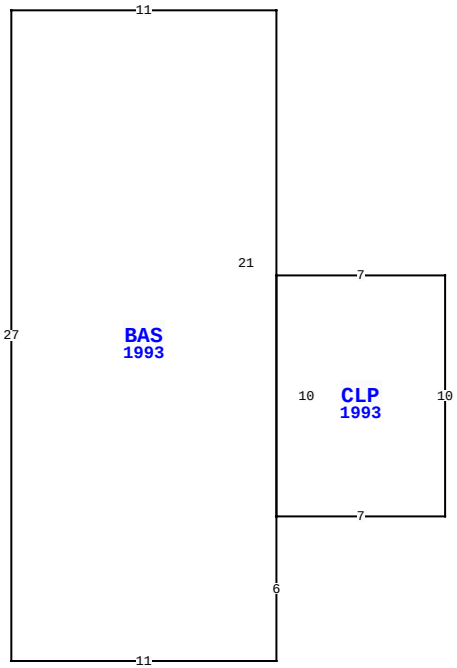
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	297	100	297	2,696
CLP	70	60	42	381
TOTALS	367		339	3,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	339	95.5622	45.39	15,387	1960	1960	0	0	0	80.00	20.00

71 STOR WAREH – 0% - 0 Heated Area: 297 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S27 E11 N6 CLP=[YR=1993] E7 N10 W7 S10 $ N21$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

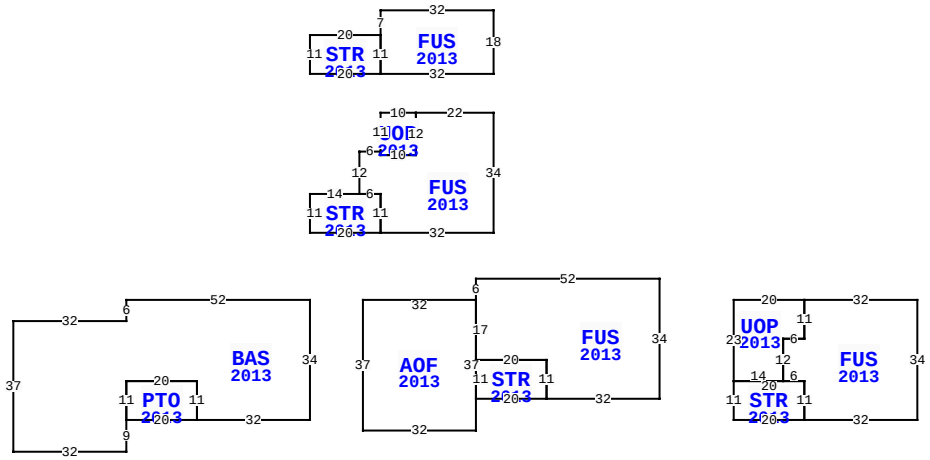
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		9 100
Stories	3.	3. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,184	185	2,190	212,001
BAS	2,732	100	2,732	264,470
FUS	576	100	576	55,759
FUS	1,040	100	1,040	100,676
FUS	1,160	100	1,160	112,293
FUS	1,548	100	1,548	149,853
PTO	220	5	11	1,065
STR	220	10	22	2,130
STR	220	10	22	2,130
STR	220	10	22	2,130
TOTALS	9,848		9,497	919,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	9,497	77.1706	98.78	938,114	2013	2013	0	0	0	2.00	98.00

72 HEVY MANUF – 0% - 0 Heated Area: 8240 HX Base Yr



** This building has 13 Sub-Areas

6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W52 S6 W32 S37 E32 N9 PTO=[YR=2013] E20 N11 W20 S11$ N11 E20 S11 E32 N34$ PTR= E15 AOF=[YR=2013] E32 FUS=[YR=2013] N6 E52 S34 W32 STR=[YR=2013] W20 N11 E20 S11$ N11 W20 N17$ S37 W32 N37$ W15$ PTR= E120 UOP=[YR=2013] E20 FUS=[YR=2013] E32 S34 W32 STR=[YR=2013] W20 N11 E20 S11$ N11 W6 N12 E6 N11$ S11 W6 S12 W14 N23$ W120$ PTR= N30 STR=[YR=2013] E14 FUS=[YR=2013] N12 E6 UOP=[YR=2013] N11 E10 S12 W10 N1$ S1 E10 N12 E22 S34 W32 N11 W6$ E6 S11 W20 N11$ S30$ PTR=N75 STR=[YR=2013] E20 FUS=[YR=2013] N7 E32 S18 W32 N11$ S11 W20 N11$ S75$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

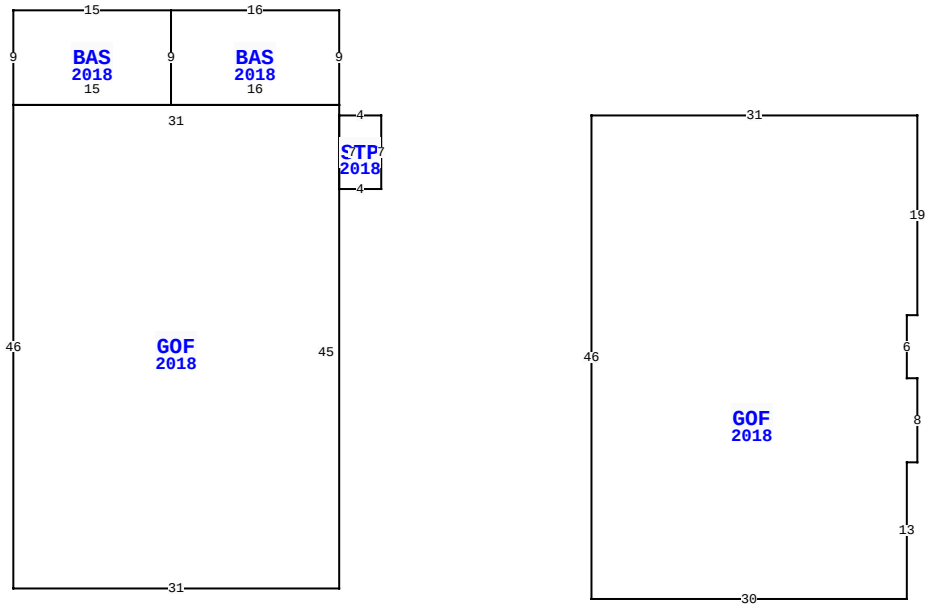
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	08	SHT VINYL 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		12 100
RMS		10 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	135	100	135	18,114
BAS	144	100	144	19,321
GOF	1,407	210	2,955	396,486
GOF	1,426	210	2,995	401,853
STP	28	10	3	403
TOTALS	3,140		6,232	836,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	6,232	105.8803	135.53	844,623	2018	2018	0	0	0	1.00	99.00

73 HEVY MANUF – 0% - 0 Heated Area: 3112 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2018] W4 GOF=[YR=2018] N1 BAS=[YR=2018] N9 W16 BAS=[YR=2018] W15 S9 E15 N9$ S9 E16$ W31 S46 E31 N45$ S7 E4 N7$ PTR= E20 GOF=[YR=2018] E31 S19 W1 S6 E1 S8 W1 S13 W30 N46$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

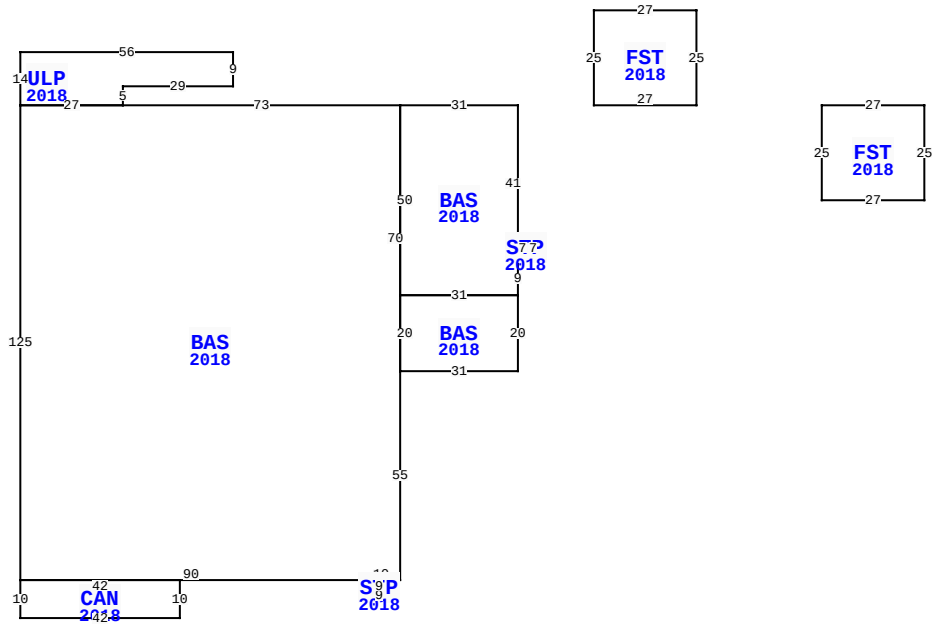
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	STAND SEAM 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100	620	91,843
BAS	1,550	100	1,550	229,608
BAS	12,500	100	12,500	1,851,671
CAN	420	30	126	18,664
FST	675	70	472	69,919
FST	675	70	472	69,919
STP	28	10	3	445
STP	36	10	4	593
ULP	639	30	192	28,442
TOTALS	17,143		15,939	2,361,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	15,939	116.8992	149.63	2,384,953	2018	2018	0	0	0	1.00	99.00

74 HEVY MANUF – 0% - 0 Heated Area: 14670 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W31 BAS=[YR=2018] W73 ULP=[YR=2018] N5 E29 N9 W56 S14 E27 $ W27 S125 CAN=[YR=2018] S10 E42 N10 W42$ E90 STP=[YR=2018] S4 E9 N4 W9$ E10 N55 BAS=[YR=2018] E31 N20 W31 S20$ N70$ S50 E31 N9 STP=[YR=2018] E4 N7 W4 S7$ N41$ PTR= E20 FST=[YR=2018] E27 N25 W27 S25$ W20 PTR= E80 FST=[YR=2018] E27 S25 W27 N25$ W80$.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

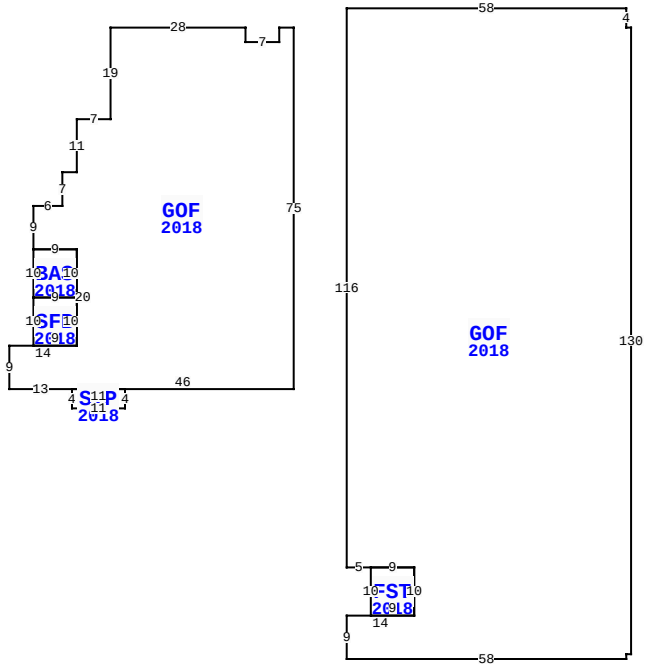
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		35 100
Frame	05	STEEL 100
Story Height		12 100
RMS		25 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100	90	11,629
FST	90	70	63	8,140
GOF	3,449	210	7,243	935,831
GOF	7,820	210	16,422	2,121,803
SFB	90	80	72	9,303
STP	44	10	4	517
TOTALS	11,583		23,894	3,087,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	23,894	101.9616	130.51	3,118,406	2018	2018	0	0	0	1.00	99.00

75 HEVY MANUF – 0% - 0 Heated Area: 11431 HX Base Yr



BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

6 GUM ST, FERNANDINA BEACH

EXTRA FEATURES

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

GOF=[YR=2018] W3 S3 W7 N3 W28 S19 W7 S11 W3 S7 W6 S9 BAS=[YR=2018] S10 SFB=[YR=2018] S10 E9 N10 W9$ E9 N10 W9$ E9 S20 W14 S9 E13 STP=[YR=2018] S4 E11 N4 W11$ E46 N75$PTR= E70 GOF=[YR=2018] W1 N4 W58 S116 E5 FST=[YR=2018] S10 E9 N10 W9$ E9 S10 W14 S9 E58 N1 E1 N130$ W70$.

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	STAND SEAM 100
Interior Wall	07	NONE 70
Interior Wall	05	DRYWALL 30
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		17 100
RMS		7 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	386	185	714	82,689
BAS	51,321	100	51,321	5,943,496
STP	112	10	11	1,274
STR	230	10	23	2,664
ULP	693	30	208	24,089
TOTALS	52,742		52,277	6,054,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	52,277	91.3900	116.98	6,115,363	2018	2018	0	0	0	1.00	99.00

76 HEVY MANUF – 0% - 0 Heated Area: 51707 HX Base Yr

6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,422,997
SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] 51321$ AOF=[YR=2018] 386$ ULP=[YR=2018] 693$
STP=[YR=2018] 112$ STR=[YR=2018] 230$.

EXTRA FEATURES

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2023

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

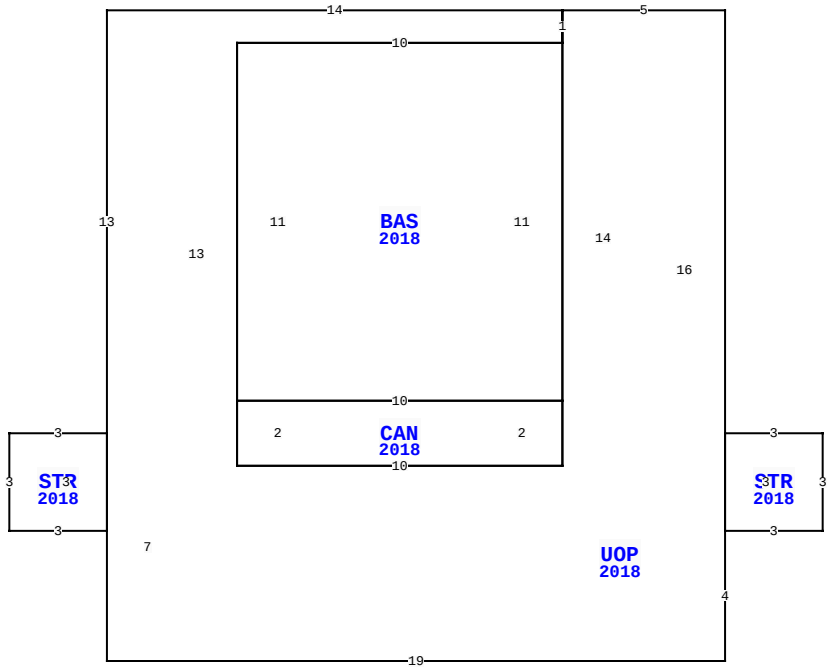
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	0	100	0	0
BAS	110	100	110	8,449
CAN	20	30	6	461
STR	9	10	1	77
STR	9	10	1	77
UOP	250	30	75	5,761
TOTALS	398		193	14,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	06	193	94.0170	80.85	15,604	2018	2018	0	0	0	5.00	95.00

77 MH OFFICE – 0% - 0 Heated Area: 110 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,255,649
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
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SOH/AGL Deduction	0
ASSESSED VALUE	22,422,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,422,997
TOTAL JUST VALUE	22,422,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,422,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	U	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] BAS=[YR=2018] W10 S11 CAN=[YR=2018] S2 E10 N2 W10$ E10 N11 UOP=[YR=2018] N1W14 S13 STR=[YR=2018] W3 S3 E3 N3$ S7 E19 N4 STR=[YR=2018] E3 N3 W3 S3$ N16 W5 S14 W10 N13 E10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/31/2019 BY KK Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 08/02/2023 BY SYS