W1/2 E1/2 OF SE1/4 NW1/4
OF NE1/4 SE1/4 OF NE1/4
SW1/4 OF SE1/4

RAYDIENT LLC
C/O PROPERTY TAX COORDINATOR, 1 RAYONIER WAY
YULEE, FL 32097

2023

08-3N-25-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

MARKET ADJUSTMENTS

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

CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/28/2023 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,079,606
TOTAL MARKET VALUE	247,402
SOH/AGL Deduction	0
ASSESSED VALUE	247,402
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,402
TOTAL JUST VALUE	1,079,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2191/0522	4/18/2018	SW	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: RAYDIENT LLC						
1909/1074	3/17/2014	MS	U	V	11	0
GRANTOR: TIMBERLANDS HOLDING C						
GRANTEE: RAYONIER ATLANTIC T						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

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
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	430.73	AC		1.00	1.00	1.00	550.00	550.00	236,902							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	60.00	AC		1.00	1.00	1.00	175.00	175.00	10,500							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	490.73	AC		1.00	1.00	1.00	2,200.00	2,200.00	1,079,606							

REVIEW DATE 07/28/2023 BY DC Total Acres: 490.73 Total Land Value: 247,402 Market: 1,079,606 Agricultural: 247,402 Common: 0 PRINTED 08/02/2023 BY SYS