PT NE1/4 OF SEC 12-2N-25E IN
OR 2019/1677

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

**2023**

**12-2N-25-0000-0001-0070**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5900 | TIMBERLAND UNCLASS | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

GRIFFIN RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 10/19/2022 DCA |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 8,280 |
| TOTAL MARKET VALUE | 1,863 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,863 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,863 |
| TOTAL JUST VALUE | 8,280 |
| 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 |
|---|---|---|---|---|---|---|
| 2153/1929 | 10/26/2017 | MS | U | V | 11 | 100 |
| GRANTOR: TERRAPOINTE LLC ET AL | | | | | | |
| GRANTEE: RAYDIENT LLC DBA RA | | | | | | |
| 2019/1677 | 11/11/2015 | SW | U | V | 30 | 100 |
| GRANTOR: RAYONIER ATLANTIC TIM | | | | | | |
| GRANTEE: TERRAPOINTE LLC | | | | | | |

## 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 | 005900 | A | TIMB WETLAND | 0 | | | 0.00 | 0.00 | 41.40 | AC | | 1.00 | 1.00 | 1.00 | 45.00 | 45.00 | 1,863 | | | | | | | |
| 2 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 41.40 | AC | | 1.00 | 1.00 | 1.00 | 200.00 | 200.00 | 8,280 | | | | | | | |

REVIEW DATE 01/14/2021 BY KWA Total Acres: 41.40 Total Land Value: 1,863 Market: 8,280 Agricultural: 1,863 Common: 0 PRINTED 08/02/2023 BY SYS