

PT LOTS 1224 & 1225  
IN OR 2271/307  
BEING WOODS LANE "PARCEL 2"

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

2023

15-1N-24-2180-1224-0000



| BUILDING CHARACTERISTICS                                                                                                                        |                  |              |                      |                      | MARKET ADJUSTMENTS |          |           |                |                |                |             |                  |        |                 |            |                     | NASSAU COUNTY PROPERTY            |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------|----------------------|----------------------|--------------------|----------|-----------|----------------|----------------|----------------|-------------|------------------|--------|-----------------|------------|---------------------|-----------------------------------|-----------------------------|------|---------|------|-----|-----------|--------|--|--|--|--|----------------------------------|--|-----------|--|-----------|-----|-----|--------|------------|--|--|--|
| ELEMENT                                                                                                                                         | CD               | CONSTRUCTION |                      |                      | TYPE               | MDL      | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB              | ECON   | FNCT            | NORM       | % COND              | PAGE 1 of 1 6                     |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     | VALUATION BY STANDARD             |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     | Tax Group: 6                      |                             |      |         |      |     | Tax Dist: |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     | BUILDING MARKET VALUE             |                             |      |         |      |     | 0         |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     | TOTAL MARKET OB/XF VALUE          |                             |      |         |      |     | 0         |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     | TOTAL LAND VALUE - MARKET         |                             |      |         |      |     | 113,240   |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     | TOTAL MARKET VALUE                |                             |      |         |      |     | 2,444     |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     | SOH/AGL Deduction                 |                             |      |         |      |     | 0         |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     | ASSESSED VALUE                    |                             |      |         |      |     | 2,444     |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     | TOTAL EXEMPTION VALUE             |                             |      |         |      |     | 0         |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     | BASE TAXABLE VALUE                |                             |      |         |      |     | 2,444     |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
| DOR CODE                                                                                                                                        |                  |              |                      |                      | 5600               |          |           |                |                |                |             | TIMBERLAND 70-79 |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
| MAP NUM                                                                                                                                         |                  |              |                      |                      |                    |          |           |                |                |                |             | MKT AREA 08      |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                                |                  |              |                      |                      | 8005.00            |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
| AREA TYPE                                                                                                                                       | TOTAL GROSS AREA | PCT OF BASE  | TOT ADJ AREA         | SUBAREA MARKET VALUE |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     | PERMIT NUM DESCRIPTION AMT ISSUED |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  | SALES DATA                       |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  | OFF RECORD Number                |  | DATE      |  | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  | 2271/0307                        |  | 4/23/2019 |  | SW        | U   | V   | 11     | 100        |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  | GRANTOR: RAYONIER ATLANTIC TIM   |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  | GRANTEE: RAYDIENT LLC            |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
| TOTALS                                                                                                                                          |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  | BLD DATE LGL DATE 06/15/2023 MLU |  |           |  |           |     |     |        |            |  |  |  |
| EXTRA FEATURES                                                                                                                                  |                  |              |                      |                      | WOODS LN, CALLAHAN |          |           |                |                |                |             |                  |        |                 |            |                     | BUILDING NOTES                    |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
| 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      | BUILDING DIMENSIONS |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
| 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         | DPH FACT         | % COND | TOT ADJ         | UNIT PRICE | ADJ UNIT PRICE      | LAND VALUE                        | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR        | CONSRV |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
| 1                                                                                                                                               | 005600           | A            | TIMBER 3 SI          | 0                    |                    |          | 0.00      | 0.00           | 5.96           | AC             |             | 1.00             | 1.00   | 1.00            | 410.00     | 410.00              | 2,444                             |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
| 2                                                                                                                                               | 009910           | M            | MKT.VAL.AG           | 0                    |                    |          | 0.00      | 0.00           | 5.96           | AC             |             | 1.00             | 1.00   | 1.00            | 19,000.00  | 19,000.00           | 113,240                           |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
|                                                                                                                                                 |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |
| REVIEW DATE 06/15/2023 BY MLU Total Acres: 5.96 Total Land Value: 2,444 Market: 113,240 Agricultural: 2,444 Common: 0 PRINTED 08/02/2023 BY SYS |                  |              |                      |                      |                    |          |           |                |                |                |             |                  |        |                 |            |                     |                                   |                             |      |         |      |     |           |        |  |  |  |  |                                  |  |           |  |           |     |     |        |            |  |  |  |