NW1/4 & NW1/4 OF NE1/4 OF
SEC 31-3N-25E
{LEASED BY JEFFERSON SMURFIT}

RAYONIER FOREST RESOURCES LP
1 RAYONIER WAY
YULEE, FL 32097

**2023**

**31-3N-25-0000-0002-0000**

## NASSAU COUNTY PROPERTY



## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

SAULS RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 07/27/2023 DC |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 465,366 |
| TOTAL MARKET VALUE | 92,092 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 92,092 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 92,092 |
| TOTAL JUST VALUE | 465,366 |
| 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 |
|---|---|---|---|---|---|---|
| 2511/0079 | 11/01/2021 | TD | Q | V | 05 | 2,670,000 |
| GRANTOR: CUMMER LAND TRUST, HA | | | | | | |
| GRANTEE: RAYONIER FOREST RES | | | | | | |
| 1172/1046 | 9/17/2003 | QC | U | V | 07 | 100 |
| GRANTOR: CUMMER CHERYL S ETAL | | | | | | |
| GRANTEE: CUMMER WELLINGTON W | | | | | | |

## 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 | 115.53 | AC | | 1.00 | 1.00 | 1.00 | 550.00 | 550.00 | 63,542 | | | | | | | |
| 2 | 005600 | A | TIMBER 3 SI | 0 | | OR | 0.00 | 0.00 | 50.00 | AC | | 1.00 | 1.00 | 1.00 | 410.00 | 410.00 | 20,500 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 46.00 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 8,050 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 211.53 | AC | | 1.00 | 1.00 | 1.00 | 2,200.00 | 2,200.00 | 465,366 | | | | | | | |

REVIEW DATE 07/27/2023 BY DC Total Acres: 211.53 Total Land Value: 92,092 Market: 465,366 Agricultural: 92,092 Common: 0 PRINTED 08/02/2023 BY SYS