NLY 144.07 FT OF SLY 288.14 FT
OF LOT 2
VILLAGE OF CRANDALL DBK 39/364

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

2023

48-3N-27-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

77744 CRANDALL RD, YULEE

BLD DATE	11/09/2008	JM	LGL DATE	07/28/2023 DC
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,384
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	13,174
SOH/AGL Deduction	3,297
ASSESSED VALUE	9,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,877
TOTAL JUST VALUE	37,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982488	MH MOVE-ON	0	12/01/1998

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						
1518/0602	8/09/2007	WD	U	I	16	637,500
GRANTOR: LOVELL GOLDA M CLEMON						
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
1	0940	SHEDS/PORT	0	0	10	8	80.00	SF	24.00	24.00	100	2000	2000	3	20	384	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,384

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	005401	A	TIMB2-1 SI	0		PD-ENC	0.00	0.00	1.00	AC		1.00	1.00	1.00	790.00	790.00	790							
2	009910	M	MKT.VAL.AG	0		PD-ENC	0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 07/28/2023 BY DC Total Acres: 1.00 Total Land Value: 790 Market: 25,000 Agricultural: 790 Common: 0 PRINTED 08/02/2023 BY SYS