



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	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 4,512,442 TOTAL MARKET VALUE 865,334 SOH/AGL Deduction 0 ASSESSED VALUE 865,334 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 865,334 TOTAL JUST VALUE 4,512,442 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 0									
DOR CODE 5600										TIMBERLAND 70-79																					
MAP NUM										MKT AREA										04											
NEIGHBORHOOD/LOC										4053.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS										CRANDALL RD, YULEE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 07/28/2023 DC											
EXTRA FEATURES																															
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															

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2520/0502	12/09/2021	SW	U	V	30	55,149,700			
GRANTOR: RAYONIER FOREST RESOU									
GRANTEE: RAYDIENT LLC									
2247/0831	1/04/2019	MS	U	V	11	0			
GRANTOR: RAYONIER TIMBER COMPA									
GRANTEE: RAYONIER FOREST RES									

BUILDING NOTES									

BUILDING DIMENSIONS									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		PD-ENC	0.00	0.00	1,476.66	AC		1.00	1.00	1.00	410.00	410.00	605,431							
2	005500	A	TIMBER 2 SI	0		PD-ENC	0.00	0.00	446.27	AC		1.00	1.00	1.00	550.00	550.00	245,448							
3	005902	A	HARDWOOD SI	0		PD-ENC	0.00	0.00	82.60	AC		1.00	1.00	1.00	175.00	175.00	14,455							
4	009910	M	MKT.VAL.AG	0		PD-ENC	0.00	0.00	2,005.53	AC		1.00	1.00	1.00	2,250.00	2,250.00	4,512,442							