LOT 13
IN OR 2636/827
CORNWALL SURVEY PBK O/31

RAYDIENT LLC/DBA RAYDIENT PLACES + PROPERTIES LLC
1 RAYONIER WAY
YULEE, FL 32097

**2024**

**05-3N-24-2020-0013-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

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

271511 GEORGIA ST, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/27/2024 DC |
| INC DATE | | AG DATE | 03/27/2024 DC |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 190,000 |
| TOTAL MARKET VALUE | 4,154 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,154 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,154 |
| TOTAL JUST VALUE | 190,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 190,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2636/827 | 5/02/2023 | SW | U | V | 11 | 100 |
| GRANTOR: RAYONIER FOREST RESOU | | | | | | |
| GRANTEE: RAYDIENT LLC | | | | | | |
| 2283/1392 | 5/31/2019 | MS | U | V | 11 | 0 |
| GRANTOR: RAYONIER ATLANTIC TIM | | | | | | |
| GRANTEE: RAYONIER FOREST RES | | | | | | |

### 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 | 005601 | A | TIMB2-3 SI | 0 | | A-1 | 0.00 | 0.00 | 4.45 | AC | | 1.00 | 1.00 | 1.00 | 350.00 | 350.00 | 1,558 | | | | | | | |
| 2 | 005501 | A | TIMB2-2 SI | 0 | | A-1 | | | 4.21 | AC | | 1.00 | 1.00 | 1.00 | 545.00 | 545.00 | 2,294 | | | | | | | |
| 3 | 005901 | A | HARDWOOD SI | 0 | | A-1 | | | 1.34 | AC | | 1.00 | 1.00 | 1.00 | 225.00 | 225.00 | 302 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 190,000 | | | | | | | |

REVIEW DATE 03/27/2024 BY DC Total Acres: 10.00 Total Land Value: 4,154 Market: 190,000 Agricultural: 4,154 Common: 0 PRINTED 08/06/2024 BY SYS