LOTS 15 17 & 18
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-24-2020-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
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	04/11/2024 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	420,000
TOTAL MARKET VALUE	14,166
SOH/AGL Deduction	0
ASSESSED VALUE	14,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,166
TOTAL JUST VALUE	420,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,000

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	005501	A	TIMB2-2 SI	0		A-1	0.00	0.00	20.08	AC		1.00	1.00	1.00	545.00	545.00	10,944							
2	005601	A	TIMB2-3 SI	0		A-1			7.92	AC		1.00	1.00	1.00	350.00	350.00	2,772							
3	005901	A	HARDWOOD SI	0		A-1			2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
4	009910	M	MKT.VAL.AG	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	420,000							

REVIEW DATE 03/27/2024 BY DC Total Acres: 30.00 Total Land Value: 14,166 Market: 420,000 Agricultural: 14,166 Common: 0 PRINTED 08/06/2024 BY SYS