PT SE1/4 OF NW1/4 OF
SEC 7-2N-26E BEING ONLY PT
LYING N OF SPELL SWAMP CREEK &

RAYONIER FOREST RESOURCES LP
C/O PROPERTY TAX COORDINATIOR, 1 RAYONIER WAY
YULEE, FL 32097

2024

07-2N-26-0000-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
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

SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/22/2024 DC
INC DATE		AG DATE	02/22/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	26,208
TOTAL LAND VALUE - MARKET	83,400
TOTAL MARKET VALUE	27,793
SOH/AGL Deduction	5,854
ASSESSED VALUE	21,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,939
TOTAL JUST VALUE	109,608
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2283/1392	5/31/2019	MS	U	V	11	0
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: RAYONIER FOREST RES						
1872/0920	8/04/2013	SW	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: TIMBERLANDS HOLDING						

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	0200	BARN WD 0-	0	0	40	42	1,680.00	SF	20.00	20.00	100	2015	2015	3	78	26,208	

LAND DESCRIPTION

TOTAL OB/XF 26,208

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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.34	AC		1.00	1.00	1.00	190.00	190.00	1,585							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.34	AC		1.00	1.00	1.00	10,000.00	10,000.00	83,400							

REVIEW DATE 12/09/2021 BY KBA Total Acres: 8.34 Total Land Value: 1,585 Market: 83,400 Agricultural: 1,585 Common: 0 PRINTED 08/06/2024 BY SYS