

GOVT LOT 1 BEING ONLY PT LYING
S OF CR 108 & GOVT LOTS
2,3,4,5 & 6 OF SEC 12-3N-25E

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

2024

12-3N-25-0000-0001-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
DOR CODE		5600								TIMBERLAND 70-79																					
MAP NUM										MKT AREA		05																			
NEIGHBORHOOD/LOC		5001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS										CR 108, YULEE										BLD DATE				LGL DATE		07/26/2023		DC			
EXTRA FEATURES																				XF DATE				LAND DATE							
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														
LAND DESCRIPTION										TOTAL OB/XF										0											
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		OR	0.00	0.00	150.59	AC		1.00	1.00	1.00	415.00	415.00	62,495														
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	108.37	AC		1.00	1.00	1.00	545.00	545.00	59,062														
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	45.00	AC		1.00	1.00	1.00	555.00	555.00	24,975														
4	005900	A	TIMB WETLAND	0		OR	0.00	0.00	54.69	AC		1.00	1.00	1.00	45.00	45.00	2,461														
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	258.96	AC		1.00	1.00	1.00	2,200.00	2,200.00	569,712														
6	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	99.69	AC		1.00	1.00	1.00	200.00	200.00	19,938														
REVIEW DATE		07/26/2023		BY		DC		Total Acres: 358.65		Total Land Value: 148,993		Market: 589,650		Agricultural: 148,993		Common: 0		PRINTED 08/06/2024 BY SYS													