

S1/2 OF S1/2  
IN OR 1551/825  
ESMT OR 1434/470

RNHJ HOLDINGS INC  
PO BOX 455  
CALLAHAN, FL 32011-0455

2024

13-2N-23-0000-0002-0000



| 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         | PAGE 1 of 1                                                                                                           |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 | VALUATION BY STANDARD  |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      | Tax Group: 6              |          |           |                |                |                  |             |           |        |                 | Tax Dist:              |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      | BUILDING MARKET VALUE     |          |           |                |                |                  |             |           |        |                 | 0                      |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      | TOTAL MARKET OB/XF VALUE  |          |           |                |                |                  |             |           |        |                 | 0                      |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      | TOTAL LAND VALUE - MARKET |          |           |                |                |                  |             |           |        |                 | 400,000                |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      | TOTAL MARKET VALUE        |          |           |                |                |                  |             |           |        |                 | 64,596                 |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      | SOH/AGL Deduction         |          |           |                |                |                  |             |           |        |                 | 0                      |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      | ASSESSED VALUE            |          |           |                |                |                  |             |           |        |                 | 64,596                 |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      | TOTAL EXEMPTION VALUE     |          |           |                |                |                  |             |           |        |                 | 0                      |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      | BASE TAXABLE VALUE        |          |           |                |                |                  |             |           |        |                 | 64,596                 |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
| DOR CODE                     |                  |              |                      |                      | 5600                      |          |           |                |                | TIMBERLAND 70-79 |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
| MAP NUM                      |                  |              |                      |                      |                           |          |           |                |                | MKT AREA         |             |           |        |                 | 09                     |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
| NEIGHBORHOOD/LOC             |                  |              |                      |                      | 9001.00                   |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
| AREA TYPE                    | TOTAL GROSS AREA | PCT OF BASE  | TOT ADJ AREA         | SUBAREA MARKET VALUE |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
| TOTALS                       |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
| EXTRA FEATURES               |                  |              |                      |                      | RIVER RD, HILLIARD        |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
| 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           | 85.83          | AC               |             | 1.00      | 1.00   | 1.00            | 415.00                 | 415.00         | 35,619                                                                                                                |                             |      |         |      |     |    |        |  |  |
| 2                            | 005500           | A            | TIMBER 2 SI          | 0                    |                           | OR       | 0.00      | 0.00           | 40.78          | AC               |             | 1.00      | 1.00   | 1.00            | 555.00                 | 555.00         | 22,633                                                                                                                |                             |      |         |      |     |    |        |  |  |
| 3                            | 005902           | A            | HARDWOOD SI          | 0                    |                           | OR       | 0.00      | 0.00           | 33.39          | AC               |             | 1.00      | 1.00   | 1.00            | 190.00                 | 190.00         | 6,344                                                                                                                 |                             |      |         |      |     |    |        |  |  |
| 4                            | 009910           | M            | MKT. VAL. AG         | 0                    |                           | OR       | 0.00      | 0.00           | 160.00         | AC               |             | 1.00      | 1.00   | 1.00            | 2,500.00               | 2,500.00       | 400,000                                                                                                               |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
|                              |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                |                                                                                                                       |                             |      |         |      |     |    |        |  |  |
| REVIEW DATE 03/05/2024 BY DC |                  |              |                      |                      |                           |          |           |                |                |                  |             |           |        |                 |                        |                | Total Acres: 160.00 Total Land Value: 64,596 Market: 400,000 Agricultural: 64,596 Common: 0 PRINTED 08/06/2024 BY SYS |                             |      |         |      |     |    |        |  |  |