



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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
<table border="1"> <tr> <td colspan="10">DOR CODE</td> <td colspan="10">5600</td> <td colspan="10">TIMBERLAND 70-79</td> </tr> <tr> <td colspan="10">MAP NUM</td> <td colspan="10"></td> <td colspan="10">05</td> </tr> <tr> <td colspan="10">NEIGHBORHOOD/LOC</td> <td colspan="10"></td> <td colspan="10">5001.00</td> </tr> <tr> <td>AREA TYPE</td> <td>TOTAL GROSS AREA</td> <td>PCT OF BASE</td> <td>TOT ADJ AREA</td> <td>SUBAREA MARKET VALUE</td> <td colspan="17"></td> </tr> <tr> <td colspan="5"></td> <td colspan="17"> <table border="1"> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> <td colspan="4"></td> </tr> <tr> <td>2283/1392</td> <td>5/31/2019</td> <td>MS</td> <td>U</td> <td>V</td> <td>11</td> <td>0</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTOR: RAYONIER ATLANTIC TIM</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTEE: RAYONIER FOREST RES</td> <td colspan="4"></td> </tr> <tr> <td>1872/0920</td> <td>8/04/2013</td> <td>SW</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTOR: RAYONIER FOREST RESOU</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTEE: TIMBERLANDS HOLDING</td> <td colspan="4"></td> </tr> <tr> <th colspan="10">BUILDING NOTES</th> </tr> <tr> <td colspan="10"></td> </tr> <tr> <th colspan="10">BUILDING DIMENSIONS</th> </tr> <tr> <td colspan="10"></td> </tr> </table> </td> </tr> <tr> <td colspan="10">TOTALS</td> <td colspan="10">CR 108, YULEE</td> <td colspan="10"> <table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td>03/13/2024</td> <td>DC</td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>03/13/2024</td> <td>DC</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>03/13/2024</td> <td>DC</td> </tr> </table> </td> </tr> <tr> <th colspan="10">EXTRA FEATURES</th> <th colspan="10"></th> <th colspan="10"></th> </tr> <tr> <th>L N</th> <th>OB/XF CODE</th> <th>DESCRIPTION</th> <th>BLD CAP</th> <th>L</th> <th>W</th> <th>UNITS</th> <th>UT</th> <th>Adj R</th> <th>ADJ UNIT PRICE</th> <th>ORIG COND</th> <th>YEAR ON</th> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> <td colspan="5"></td> </tr> <tr> <td colspan="17"></td> <td colspan="5">TOTAL OB/XF</td> <td colspan="5">0</td> </tr> <tr> <th colspan="10">LAND DESCRIPTION</th> <th colspan="10">TOTAL OB/XF</th> <th colspan="10"></th> </tr> <tr> <th>L N</th> <th>USE CODE</th> <th>CLS</th> <th>LAND USE DESCRIPTION</th> <th>CAP</th> <th>R D</th> <th>LOC ZONE</th> <th>FRONT</th> <th>DEPTH</th> <th>TOT LND UTS</th> <th>UNIT TYPE</th> <th>D T</th> <th>DPTH FACT</th> <th>% COND</th> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> <tr> <td>1</td> <td>005601</td> <td>A</td> <td>TIMB2-3 SI</td> <td>0</td> <td></td> <td>OR</td> <td>0.00</td> <td>0.00</td> <td>332.35</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>350.00</td> <td>350.00</td> <td>116,322</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>005501</td> <td>A</td> <td>TIMB2-2 SI</td> <td>0</td> <td></td> <td>OR</td> <td>0.00</td> <td>0.00</td> <td>127.04</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>545.00</td> <td>545.00</td> <td>69,237</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>005500</td> <td>A</td> <td>TIMBER 2 SI</td> <td>0</td> <td></td> <td>OR</td> <td></td> <td></td> <td>77.28</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>555.00</td> <td>555.00</td> <td>42,890</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>005901</td> <td>A</td> <td>HARDWOOD SI</td> <td>0</td> <td></td> <td>OR</td> <td>0.00</td> <td>0.00</td> <td>72.43</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>225.00</td> <td>225.00</td> <td>16,297</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td>005401</td> <td>A</td> <td>TIMB2-1 SI</td> <td>0</td> <td></td> <td>OR</td> <td></td> <td></td> <td>29.90</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>795.00</td> <td>795.00</td> <td>23,770</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td>009910</td> <td>M</td> <td>MKT.VAL.AG</td> <td>0</td> <td></td> <td>OR</td> <td>0.00</td> <td>0.00</td> <td>639.00</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>2,200.00</td> <td>2,200.00</td> <td>1,405,800</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="10">REVIEW DATE</td> <td colspan="10">12/15/2023</td> <td colspan="10">BY KBA</td> </tr> <tr> <td colspan="10">Total Acres:</td> <td colspan="10">639.00</td> <td colspan="10">Total Land Value:</td> <td colspan="10">268,516</td> </tr> <tr> <td colspan="10">Market:</td> <td colspan="10">1,405,800</td> <td colspan="10">Agricultural:</td> <td colspan="10">268,516</td> </tr> <tr> <td colspan="10">Common:</td> <td colspan="10">0</td> <td colspan="10">PRINTED</td> <td colspan="10">08/06/2024 BY SYS</td> </tr> </table>																						DOR CODE										5600										TIMBERLAND 70-79										MAP NUM																				05										NEIGHBORHOOD/LOC																				5001.00										AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							<table border="1"> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> <td colspan="4"></td> </tr> <tr> <td>2283/1392</td> <td>5/31/2019</td> <td>MS</td> <td>U</td> <td>V</td> <td>11</td> <td>0</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTOR: RAYONIER ATLANTIC TIM</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTEE: RAYONIER FOREST RES</td> <td colspan="4"></td> </tr> <tr> <td>1872/0920</td> <td>8/04/2013</td> <td>SW</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTOR: RAYONIER FOREST RESOU</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTEE: TIMBERLANDS HOLDING</td> <td colspan="4"></td> </tr> <tr> <th colspan="10">BUILDING NOTES</th> </tr> <tr> <td colspan="10"></td> </tr> <tr> <th colspan="10">BUILDING DIMENSIONS</th> </tr> <tr> <td colspan="10"></td> </tr> </table>																	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																				TOTALS										CR 108, YULEE										<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td>03/13/2024</td> <td>DC</td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>03/13/2024</td> <td>DC</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>03/13/2024</td> <td>DC</td> </tr> </table>										BLD DATE		LGL DATE	03/13/2024	DC	XF DATE		LAND DATE	03/13/2024	DC	INC DATE		AG DATE	03/13/2024	DC	EXTRA FEATURES																														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																							TOTAL OB/XF					0					LAND DESCRIPTION										TOTAL OB/XF																				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	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	332.35	AC		1.00	1.00	1.00	350.00	350.00	116,322								2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	127.04	AC		1.00	1.00	1.00	545.00	545.00	69,237								3	005500	A	TIMBER 2 SI	0		OR			77.28	AC		1.00	1.00	1.00	555.00	555.00	42,890								4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	72.43	AC		1.00	1.00	1.00	225.00	225.00	16,297								5	005401	A	TIMB2-1 SI	0		OR			29.90	AC		1.00	1.00	1.00	795.00	795.00	23,770								6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	639.00	AC		1.00	1.00	1.00	2,200.00	2,200.00	1,405,800								REVIEW DATE										12/15/2023										BY KBA										Total Acres:										639.00										Total Land Value:										268,516										Market:										1,405,800										Agricultural:										268,516										Common:										0										PRINTED										08/06/2024 BY SYS									
DOR CODE										5600										TIMBERLAND 70-79																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
MAP NUM																				05																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
NEIGHBORHOOD/LOC																				5001.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
					<table border="1"> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> <td colspan="4"></td> </tr> <tr> <td>2283/1392</td> <td>5/31/2019</td> <td>MS</td> <td>U</td> <td>V</td> <td>11</td> <td>0</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTOR: RAYONIER ATLANTIC TIM</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTEE: RAYONIER FOREST RES</td> <td colspan="4"></td> </tr> <tr> <td>1872/0920</td> <td>8/04/2013</td> <td>SW</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTOR: RAYONIER FOREST RESOU</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTEE: TIMBERLANDS HOLDING</td> <td colspan="4"></td> </tr> <tr> <th colspan="10">BUILDING NOTES</th> </tr> <tr> <td colspan="10"></td> </tr> <tr> <th colspan="10">BUILDING DIMENSIONS</th> </tr> <tr> <td colspan="10"></td> </tr> </table>																	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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
TOTALS										CR 108, YULEE										<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td>03/13/2024</td> <td>DC</td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>03/13/2024</td> <td>DC</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>03/13/2024</td> <td>DC</td> </tr> </table>										BLD DATE		LGL DATE	03/13/2024	DC	XF DATE		LAND DATE	03/13/2024	DC	INC DATE		AG DATE	03/13/2024	DC																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
BLD DATE		LGL DATE	03/13/2024	DC																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
XF DATE		LAND DATE	03/13/2024	DC																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
INC DATE		AG DATE	03/13/2024	DC																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
EXTRA FEATURES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
																	TOTAL OB/XF					0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
LAND DESCRIPTION										TOTAL OB/XF																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	332.35	AC		1.00	1.00	1.00	350.00	350.00	116,322																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	127.04	AC		1.00	1.00	1.00	545.00	545.00	69,237																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
3	005500	A	TIMBER 2 SI	0		OR			77.28	AC		1.00	1.00	1.00	555.00	555.00	42,890																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	72.43	AC		1.00	1.00	1.00	225.00	225.00	16,297																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
5	005401	A	TIMB2-1 SI	0		OR			29.90	AC		1.00	1.00	1.00	795.00	795.00	23,770																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	639.00	AC		1.00	1.00	1.00	2,200.00	2,200.00	1,405,800																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
REVIEW DATE										12/15/2023										BY KBA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Total Acres:										639.00										Total Land Value:										268,516																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Market:										1,405,800										Agricultural:										268,516																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Common:										0										PRINTED										08/06/2024 BY SYS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											