GOVT LOTS 4 THRU 13
EX PARS 3-1 THRU 14 &
EX ST MARYS HEIGHTS

RAYDIENT LLC
1 RAYONIER WAY
YULEE, FL 32097

2024

30-4N-24-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

172391 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/05/2024 DC
INC DATE		AG DATE	01/05/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	724,766
TOTAL MARKET VALUE	81,865
SOH/AGL Deduction	0
ASSESSED VALUE	81,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,865
TOTAL JUST VALUE	724,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	603,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2470/1756	6/10/2021	SW	U	V	30	100
GRANTOR: WALLING DAVID W & DEB						
GRANTEE: RAYDIENT LLC						
2470/1749	6/10/2021	TD	U	V	30	2,916,600
GRANTOR: FUQUA RICHARD WAYNE &						
GRANTEE: RAYDIENT LLC						

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		OR	0.00	0.00	144.31	AC		1.00	1.00	1.00	545.00	545.00	78,649							
2	009400	C	RIGHTOFWAY	0		OR	0.00	0.00	32.16	AC		1.00	1.00	1.00	100.00	100.00	3,216							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	144.31	AC		1.00	1.00	1.00	5,000.00	5,000.00	721,550							

REVIEW DATE 01/05/2024 BY DC Total Acres: 176.47 Total Land Value: 81,865 Market: 721,550 Agricultural: 78,649 Common: 3,216 PRINTED 08/06/2024 BY SYS