PT OF NW1/2 LYING E OF
US HWY 301 & SW OF BRANDY
BRANCH CRK

RAYDIENT LLC DBA RAYDIENT
C/O PROPERTY TAX COORDINATOR, 1 RAYONIER WAY
YULEE, FL 32097

2024

31-1S-24-0000-0001-0020

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

US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	408,975
TOTAL MARKET VALUE	121,816
SOH/AGL Deduction	0
ASSESSED VALUE	121,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,816
TOTAL JUST VALUE	408,975
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2153/1929	10/26/2017	MS	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: RAYDIENT LLC DBA RA						
1680/1088	3/24/2010	WD	U	V	30	3,839,400
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: TERRAPOINTE 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	000000	C	VAC RES	0	0004	OR			5.25	AC		1.00	1.00	1.00	19,000.00	19,000.00	99,750							
2	009530	C	POND	0		OR			4.20	AC		1.00	1.00	1.00	2,500.00	2,500.00	10,500							
3	005501	A	TIMB2-2 SI	0	0004	OR	0.00	0.00	12.54	AC		1.00	1.00	1.00	545.00	545.00	6,834							
4	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	9.21	AC		1.00	1.00	1.00	350.00	350.00	3,224							
5	005901	A	HARDWOOD SI	0		OR	0.00	0.00	6.70	AC		1.00	1.00	1.00	225.00	225.00	1,508							
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	28.45	AC		1.00	1.00	0.75	14,000.00	10,500.00	298,725							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 37.90 Total Land Value: 121,816 Market: 298,725 Agricultural: 11,566 Common: 110,250 PRINTED 08/06/2024 BY SYS