GOVT LOTS 1 2 & 3 & PT NW1/4
& PT S1/2 PAR 1-11
PT OR 1624/1712

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

**2024**

**35-4N-26-0000-0001-0110**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

US HWY 17, YULEE

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 586,872 |
| TOTAL MARKET VALUE | 95,103 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 95,103 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 95,103 |
| TOTAL JUST VALUE | 586,872 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 586,872 |

| 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 | | | | | | |
| 1624/1712 | 6/10/2009 | WD | U | V | 30 | 100 |
| GRANTOR: RAYONIER FOREST RESOU | | | | | | |
| GRANTEE: RAYONIER EAST NASSA | | | | | | |

### 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 | 005600 | A | TIMBER 3 SI | 0 | | PD - | E 0.00 | 0.00 | 181.37 | AC | | 1.00 | 1.00 | 1.00 | 415.00 | 415.00 | 75,269 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 SI | 0 | | PD - | E 0.00 | 0.00 | 9.89 | AC | | 1.00 | 1.00 | 1.00 | 555.00 | 555.00 | 5,489 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | PD - | E 0.00 | 0.00 | 75.50 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 14,345 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | PD - | E 0.00 | 0.00 | 266.76 | AC | | 1.00 | 1.00 | 1.00 | 2,200.00 | 2,200.00 | 586,872 | | | | | | | |

REVIEW DATE 05/19/2023 BY MLU Total Acres: 266.76 Total Land Value: 95,103 Market: 586,872 Agricultural: 95,103 Common: 0 PRINTED 08/06/2024 BY SYS