PT E WATERMAN MILL GRANTS
SEC 41-3N-26E & SEC 50-3N-27E
& PT JONN CARR GRANT

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

2024

41-3N-26-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

TAYLOR RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/27/2022 DCA
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	2,087,756
TOTAL MARKET VALUE	405,660
SOH/AGL Deduction	0
ASSESSED VALUE	405,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,660
TOTAL JUST VALUE	2,087,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,087,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2207/0072	6/29/2018	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: WILDLIGHT LLC ET AL						
2207/1962	6/03/2018	QC	U	V	11	100
GRANTOR: RAYONIER INC						
GRANTEE: WILDLIGHT LLC ET AL						

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	346.78	AC		1.00	1.00	1.00	415.00	415.00	143,914							
2	005500	A	TIMBER 2 SI	0		PD -	E 0.00	0.00	403.64	AC		1.00	1.00	1.00	555.00	555.00	224,020							
3	005902	A	HARDWOOD SI	0		PD -	E 0.00	0.00	198.56	AC		1.00	1.00	1.00	190.00	190.00	37,726							
4	009910	M	MKT.VAL.AG	0		PD -	E 0.00	0.00	948.98	AC		1.00	1.00	1.00	2,200.00	2,200.00	2,087,756							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 948.98 Total Land Value: 405,660 Market: 2,087,756 Agricultural: 405,660 Common: 0 PRINTED 08/06/2024 BY SYS