



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	24	CORG METAL 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	01	MINIMUM 100		
Interior Floo	03	CONC FINSH 100		
Ceiling	04	NONE 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Fixtures		1 100		
Frame	05	STEEL 100		
Story Height		18 100		
RMS		1 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,560	100	2,560	24,435
CAN	64	30	19	182
CAN	1,240	30	372	3,551
TOTALS	3,864		2,951	28,168

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	04	2,951	54.5376	19.09	56,335	1965	1965	0	0	0 50.00	50.00
1 GARAGE RES - 0% - 0 Heated Area: 2560 HX Base Yr											
40 BAS 1993 40 31 CAN 1993 40 48 CAN 1993 31											
BLD DATE 11/15/2013 KK LGL DATE 07/28/2023 DC XF DATE INC DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 4		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				497,846		
TOTAL MARKET OB/XF VALUE				24,516		
TOTAL LAND VALUE - MARKET				2,537,450		
TOTAL MARKET VALUE				745,873		
SOH/AGL Deduction				59,651		
ASSESSED VALUE				686,222		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				686,222		
TOTAL JUST VALUE				3,059,812		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				3,669,891		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0680	POLE SHED	0	0	19	23	432.00	SF	10.00	10.00	100
2	0680	POLE SHED	0	0	12	24	432.00	SF	10.00	10.00	100
3	0940	SHEDS/PORT	0	0	12	20	280.00	SF	30.00	30.00	100
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100
5	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100
6	2605	GRNHS PL 1	0	0	96	38	3,648.00	SF	2.25	2.25	100
7	0810	CONCRETE A	0	0	96	4	384.00	SF	6.50	6.50	100
8	0850	PEBBLE WLK	0	0	166	4	664.00	SF	3.50	3.50	100
9	0820	WOOD WALK	0	0	36	4	144.00	SF	11.75	11.75	100
10	0812	CONCRETE C	0	0	0	0	1,116.00	SF	4.00	4.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	0	0004	PD -	E 0.00	0.00	9.00	AC	1.00
2	005600	A	TIMBER 3 SI	0		PD -	E 0.00	0.00	221.11	AC	1.00
3	005500	A	TIMBER 2 SI	0		PD -	E 0.00	0.00	22.12	AC	1.00
4	005902	A	HARDWOOD SI	0		PD -	E 0.00	0.00	249.86	AC	1.00
5	009910	M	MKT. VAL. AG	0		PD -	E 0.00	0.00	493.09	AC	1.00
TOTAL OB/XF 11,795											
TOTAL OB/XF 11,795											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	0	0004	PD -	E 0.00	0.00	9.00	AC	1.00
2	005600	A	TIMBER 3 SI	0		PD -	E 0.00	0.00	221.11	AC	1.00
3	005500	A	TIMBER 2 SI	0		PD -	E 0.00	0.00	22.12	AC	1.00
4	005902	A	HARDWOOD SI	0		PD -	E 0.00	0.00	249.86	AC	1.00
5	009910	M	MKT. VAL. AG	0		PD -	E 0.00	0.00	493.09	AC	1.00

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

50-3N-27-0000-0001-0310

[illegible]



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	4	100
Frame	05	STEEL 100
Story Height	16	100
RMS	2	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	608	100	608	7,673
BAS	1,088	100	1,088	13,731

TOTALS	1,696		1,696	21,404
--------	-------	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
21	1242	WD DECK A	0	0	9	4	36.00	SF	10.00
22	1242	WD DECK A	0	0	0	0	206.00	SF	10.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	04	1,696	72.1035	25.24	42,807	1990	1990	0	0	0	50.00
3 GARAGE RES - 0% - 0											
Heated Area: 1696											
HX Base Yr											
AOF 1993											
BAS 1993											

851582 US HWY 17, YULEE	BLD DATE 11/15/2013	KK	LGL DATE	07/28/2023	DC
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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
21	1242	WD DECK A	0	0	9	4	36.00	SF	10.00	10.00	100	2009	2009	3	40	144	
22	1242	WD DECK A	0	0	0	0	206.00	SF	10.00	10.00	100	2009	2009	3	40	824	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR

NASSAU COUNTY PROPERTY				PAGE 3 of 4	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					497,846
TOTAL MARKET OB/XF VALUE					24,516
TOTAL LAND VALUE - MARKET					2,537,450
TOTAL MARKET VALUE					745,873
SOH/AGL Deduction					59,651
ASSESSED VALUE					686,222
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					686,222
TOTAL JUST VALUE					3,059,812
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					3,669,891

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							
1624/1742	6/10/2009	WD	U	V	30		100
GRANTOR: RAYONIER FOREST RESOU							
GRANTEE: RAYONIER EAST NASSA							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
AOF=[YR=1993] W32 S19 BAS=[YR=1993] S34 E32 N34 W32 \$ E32 N19 \$.									

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

50-3N-27-0000-0001-0310

[illegible]