ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02

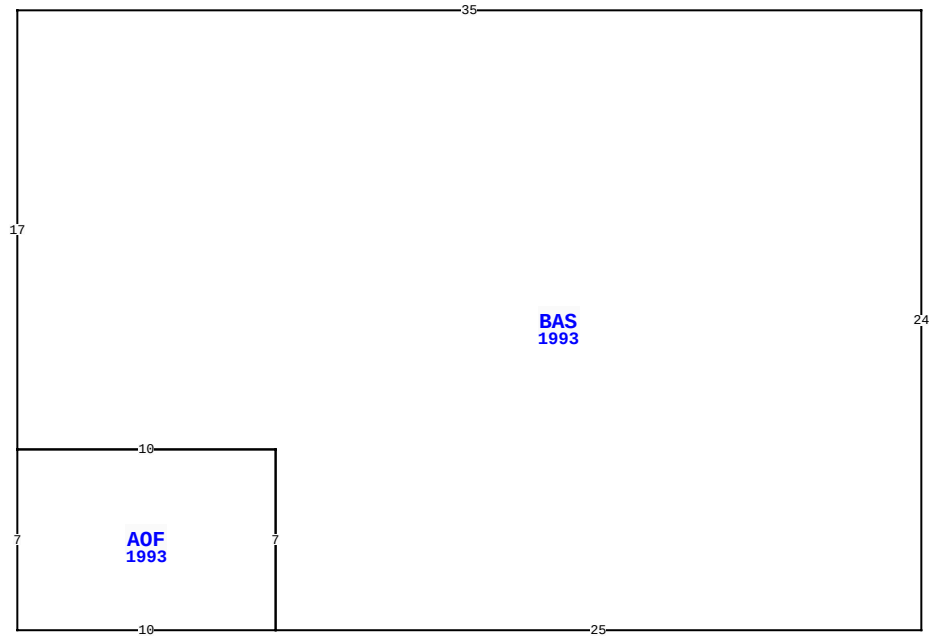
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	70	185	1993	130	821
BAS	770	100	1993	770	4,863
TOTALS	840			900	5,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	900	69.0228	31.58	28,422	1950	1950	0	0	0	80.00	20.00

1 STOR WAREH – 0% - 0 Heated Area: 840 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220088	ROOF-10 GUM STREE	0	02/15/2022
20210081	ROOF	0	11/22/2021
20210078	ROOF	0	10/20/2021
20210067	ROOF	0	07/27/2021
20210057	ROOF	0	02/17/2021
20200037	REMODEL	84,000	04/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S17 AOF=[YR=1993] S7 E10 N7 W10$E10 S7 E25 N24$.

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
1	0810	CONCRETE A	0	0	12	14	168.00	SF	6.50	6.50	100	1950	1950	3	20	218	
2	0819	CONC 12"	0	0	10	8	80.00	SF	9.50	9.50	100	1985	1985	3	44	334	
3	0424	CL FNC 6'	0	0	0	0	136.00	LF	20.00	20.00	100	1965	1965	3	20	544	
4	0803	ASPHALT C	0	0	0	0	312,436.00	SF	2.00	2.00	100	1965	1965	3	50	312,436	
5	0819	CONC 12"	0	0	0	0	10,067.00	SF	9.50	9.50	100	1965	1965	3	20	19,127	
6	0812	CONCRETE C	0	0	0	0	16,716.00	SF	4.00	4.00	100	1965	1965	3	20	13,373	
7	0424	CL FNC 6'	0	0	0	0	1,992.00	LF	20.00	20.00	100	1965	1965	3	20	7,968	
8	0752	USP	0	0	24	5	120.00	SF	15.00	15.00	100	1990	1990	3	20	360	
9	0430	CL FNC 6B	0	0	0	0	890.00	LF	9.70	9.70	100	1989	1989	3	25	2,158	
10	0430	CL FNC 6B	0	0	0	0	1,496.00	LF	9.70	9.70	100	1970	1970	3	20	2,902	

TOTAL OB/XF 359,420

LAND DESCRIPTION

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	004200	C	HEAVY MFG.	0	0006	CON	0.00	0.00	4,838,644.00	SF		1.00	1.00	0.90	1.75	1.58	7,620,864							
2	004200	C	HEAVY MFG.	0		CON	0.00	0.00	21.79	AC		1.00	1.00	1.10	1,000.00	1,100.00	23,969							
3	009620	C	MARSH	0		CON	0.00	0.00	124.65	AC		1.00	1.00	1.00	100.00	100.00	12,465							

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

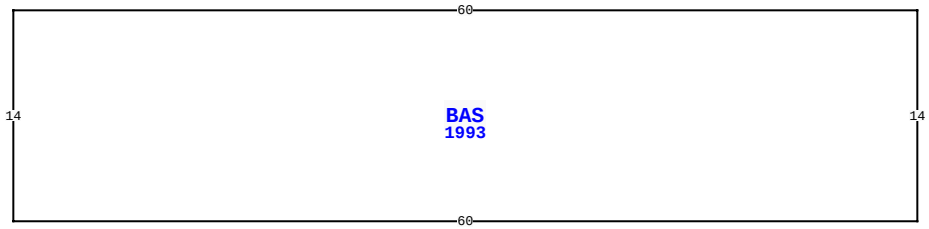
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	12,373
TOTALS	840			840	12,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	02	840	64.4000	29.46	24,746	1990	1990	0	0	0	50.00	50.00

2 PREFAB MTL – 0% - 0 Heated Area: 840 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181686	XFOB-GUARD HOUSE	45,000	05/18/2018
20173801	FIRE ALARM SYSTEM	10,000	12/04/2017
20173122	NEW CONSTR	465,000	10/11/2017
20172989	H/AC	1,449,960	10/02/2017
20172258	NEW CONSTR	6,823,718	07/24/2017
20170720	FOUNDATION	4,059,048	03/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S14 E60 N14$.

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
11	0820	WOOD WALK	0	0	0	0	152.00	SF	11.75	11.75	100	1980	1980	3	40	714	
12	0819	CONC 12"	0	0	8	10	80.00	SF	9.50	9.50	100	1985	1985	3	44	334	
13	0812	CONCRETE C	0	0	0	0	6,585.00	SF	4.00	4.00	100	1973	1973	3	23	6,058	
14	0819	CONC 12"	0	0	8	10	80.00	SF	9.50	9.50	100	1985	1985	3	44	334	
15	1094	T SCALE 60	0	0	0	0	2.00	UT	37,000.00	37,000.00	100	1988	1988	3	20	14,800	
16	0940	SHEDS/PORT	0	0	11	8	88.00	SF	30.00	30.00	100	1970	1970	3	20	528	
17	0819	CONC 12"	0	0	31	40	1,240.00	SF	9.50	9.50	100	1988	1988	3	52	6,126	
18	0819	CONC 12"	0	0	4	32	128.00	SF	9.50	9.50	100	1988	1988	3	52	632	
19	0810	CONCRETE A	0	0	9	4	36.00	SF	6.50	6.50	100	1985	1985	3	44	103	
20	0810	CONCRETE A	0	0	3	89	267.00	SF	6.50	6.50	100	1985	1985	3	44	764	

TOTAL OB/XF 30,393

LAND DESCRIPTION

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

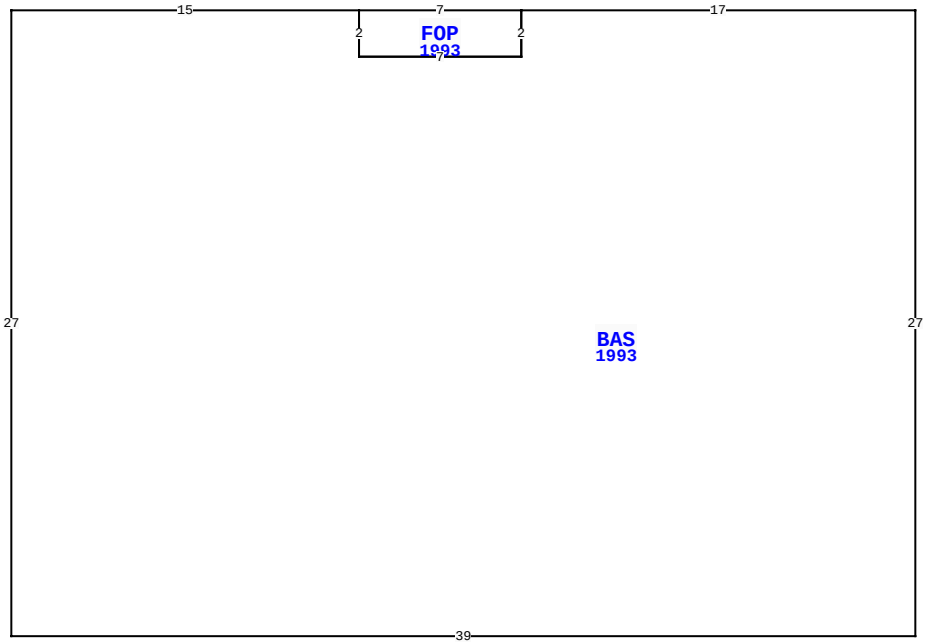
DOR CODE 4200 HEAVY MANUFACTURE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,039	100	1993	1,039	14,609
FOP	14	30	1993	4	56
TOTALS	1,053			1,043	14,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	02	1,043	61.4600	28.12	29,329	1985	1985	0	0	0	50.00	50.00

3 PREFAB MTL – 0% - 0 Heated Area: 1039 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162003	H/AC	40,000	07/25/2016
20161731	FIRE SPRNK	33,540	06/23/2016
20161732	OTHER-FIRE ALARM	97,300	06/23/2016
20160679	INSTALL ELEC. FOR	60,000	03/11/2016
20160613	PIPING & FIXTURES	14,300	03/07/2016
20160582	NEW CONTR RM ELEC	440,000	03/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] W7 S2 E7 N2$ S2 W7N2 W15 S27 E39 N27$.

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
21	0754	FOP	0	0	9	24	216.00	SF	15.00	15.00	100	1988	1988	3	20	648	
22	0756	FEP	0	0	6	11	66.00	SF	27.00	27.00	100	1988	1988	3	20	356	
23	0751	UOP	0	0	6	5	30.00	SF	10.00	10.00	100	1988	1988	3	20	60	
24	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	1985	1985	3	44	80	
25	0810	CONCRETE A	0	0	46	3	138.00	SF	6.50	6.50	100	1985	1985	3	44	395	
26	0810	CONCRETE A	0	0	17	6	102.00	SF	6.50	6.50	100	1950	1950	3	20	133	
27	0965	SPRNK FIRE	0	0	0	0	30.00	UT	240.00	240.00	100	1950	1950	3	60	4,320	
28	0810	CONCRETE A	0	0	37	3	111.00	SF	6.50	6.50	100	1950	1950	3	20	144	
29	0810	CONCRETE A	0	0	91	4	364.00	SF	6.50	6.50	100	1950	1950	3	20	473	
30	0965	SPRNK FIRE	0	0	0	0	61.00	UT	240.00	240.00	100	1950	1950	3	60	8,784	

TOTAL OB/XF 15,393

LAND DESCRIPTION

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

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2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

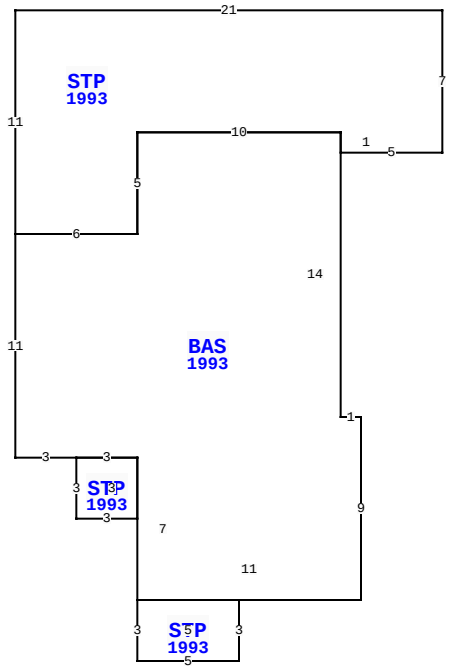
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	305	100	1993	305	20,088
STP	9	10	1993	1	66
STP	15	10	1993	2	132
STP	161	10	1993	16	1,054
TOTALS	490			324	21,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	324	84.0067	102.91	33,343	1975	1975	0	0	0	36.00	64.00

4 HEVY MANUF – 0% - 0 Heated Area: 305 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
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ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160296	WATER/SEWER MAINS	5,000	02/03/2016
20120176	NEW FIRE MAINS	5,000	02/02/2012
20111879	SIGN	2,400	10/18/2011
20111063	NEW CONSTR	30,000	06/28/2011
20110643	H/AC	4,000	04/28/2011
20110515	ELEC OTHER	1,000	04/08/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=1993] W21 S11 BAS=[YR=1993] S11 E3 STP=[YR=1993] S3 E3 N3 W3$ E3 S7 STP=[YR=1993] S3 E5 N3 W5$ E11 N9 W1 N14 W10 S5 W6$ E6 N5 E10 S1 E5 N7$.

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
31	0965	SPRNK FIRE	0	0	0	0	11.00	UT	240.00	240.00	100	1940	1940	3	60	1,584	
32	0811	CONCRETE B	0	0	34	24	816.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,313	
33	0819	CONC 12"	0	0	141	17	2,397.00	SF	9.50	9.50	100	1940	1940	3	20	4,554	
34	0819	CONC 12"	0	0	14	57	798.00	SF	9.50	9.50	100	1940	1940	3	20	1,516	
35	0820	WOOD WALK	0	0	61	3	183.00	SF	11.75	11.75	100	1970	1970	3	40	860	
36	0820	WOOD WALK	0	0	161	4	644.00	SF	11.75	11.75	100	1970	1970	3	40	3,027	
37	0820	WOOD WALK	0	0	15	10	150.00	SF	11.75	11.75	100	1970	1970	3	40	705	
38	0820	WOOD WALK	0	0	46	5	230.00	SF	11.75	11.75	100	1970	1970	3	40	1,081	
39	0819	CONC 12"	0	0	65	36	2,340.00	SF	9.50	9.50	100	1940	1940	3	20	4,446	
40	0819	CONC 12"	0	0	10	21	210.00	SF	9.50	9.50	100	1940	1940	3	20	399	

TOTAL OB/XF 20,485

LAND DESCRIPTION

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

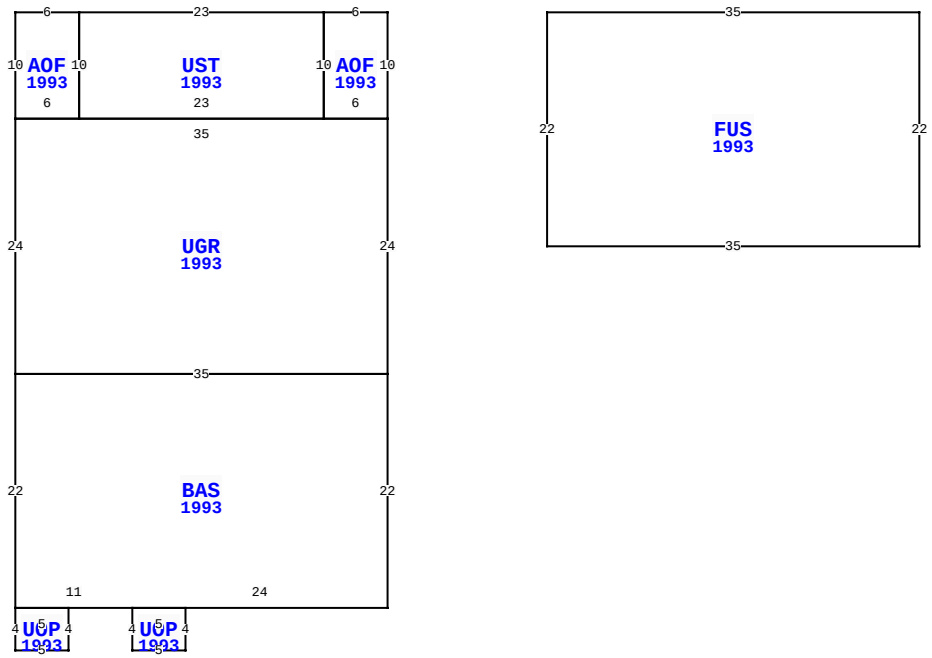
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 60
Interior Floo	11	CLAY TILE 40
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing		10 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	60	185	1993	111	5,423
AOF	60	185	1993	111	5,423
BAS	770	100	1993	770	37,619
FUS	770	100	1993	770	37,619
UGR	840	50	1993	420	20,519
UOP	20	30	1993	6	293
UOP	20	30	1993	6	293
UST	230	50	1993	115	5,619
TOTALS	2,770			2,309	112,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	2,309	113.9443	97.71	225,612	1973	1973	0	0	0	50.00	50.00

5 SERV SHOP – 0% - 0 Heated Area: 1660 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

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
41	0819	CONC 12"	0	0	35	10	350.00	SF	9.50	9.50	100	1940	1940	3	20	665	
42	0810	CONCRETE A	0	0	38	5	190.00	SF	6.50	6.50	100	1989	1989	3	54.5	673	
43	0752	USP	0	0	59	6	354.00	SF	15.00	15.00	100	1989	1989	3	20	1,062	
44	0940	SHEDS/PORT	0	0	8	7	56.00	SF	30.00	30.00	100	1989	1989	3	20	336	
45	0430	CL FNC 6B	0	0	0	0	79.00	LF	9.70	9.70	100	1980	1980	3	20	153	
46	0202	BARN WD 30	0	0	25	30	750.00	SF	15.00	15.00	100	1950	1950	3	20	2,250	
47	0965	SPRNK FIRE	0	0	0	0	60.00	UT	240.00	240.00	100	1979	1979	3	60	8,640	
48	0424	CL FNC 6'	0	0	0	0	413.00	LF	20.00	20.00	100	1989	1989	3	25	2,065	
49	0801	ASPHALT A	0	0	0	0	21,501.00	SF	3.00	3.00	100	1989	1989	3	50	32,252	
50	0430	CL FNC 6B	0	0	0	0	132.00	LF	9.70	9.70	100	1989	1989	3	25	320	

TOTAL OB/XF 48,416

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110147	NEW CONSTR	17,710	02/03/2011
20110039	REMODEL	1,590	01/07/2011
20102128	REPAIR/RRF	5,000	12/14/2010
20102111	ADDITION	54,000	12/09/2010
20090514	ELEC OTHER	9,539	04/27/2009
20090516	ELEC OTHER	9,300	04/27/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W6 UST=[YR=1993] W23AOF=[YR=1993] W6S10 UGR=[YR=1993] S24BAS=[YR=1993] S22 UOP=[YR=1993] S4 E5 N4 W5$ E11 UOP=[YR=1993] S4 E5 N4 W5$ E24 N22 W35$ E35 N24 W35$ E6 N10$ S10 E23 N10$ S10 E6 N10$ PTR=E15 FUS=[YR=1993] E35 S22 W35 N22$ W15$.

LAND DESCRIPTION

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

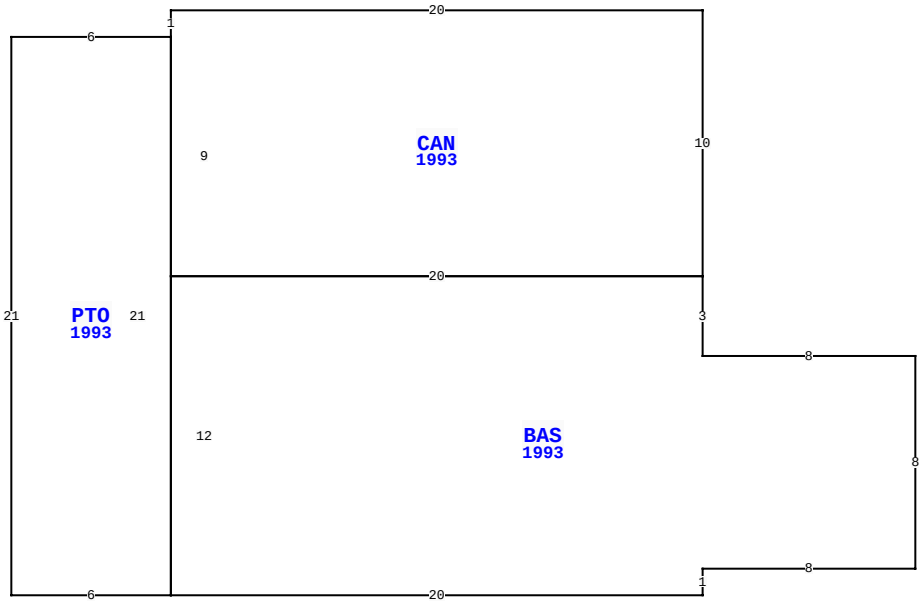
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	304	100	1993	304	14,056
CAN	200	30	1993	60	2,774
PTO	126	5	1993	6	277
TOTALS	630			370	17,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	370	62.9098	77.06	28,512	1973	1973	0	0	0	40.00	60.00

6 HEVY MANUF – 0% - 0 Heated Area: 304 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 6 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090500	ELEC OTHER	4,700	04/23/2009
20051748	NEW CONSTR	425,000	05/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W20 S1 PTO=[YR=1993] W6 S21 E6 BAS=[YR=1993] E20 N1 E8 N8 W8 N3 W20 S12$ N21$ S9 E20 N10$.

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
51	0819	CONC 12"	0	0	12	9	108.00	SF	9.50	9.50	100	1978	1978	3	28	287	
52	0819	CONC 12"	0	0	15	9	135.00	SF	9.50	9.50	100	1978	1978	3	28	359	
53	0819	CONC 12"	0	0	14	9	126.00	SF	9.50	9.50	100	1978	1978	3	28	335	
54	0730	LOAD RAMP	0	0	24	32	768.00	LF	8.10	8.10	100	1985	1985	3	80	4,977	
55	0819	CONC 12"	0	0	0	0	1,732.00	SF	9.50	9.50	100	1985	1985	3	44	7,240	
56	0819	CONC 12"	0	0	13	16	208.00	SF	9.50	9.50	100	1975	1975	3	25	494	
57	0810	CONCRETE A	0	0	14	13	182.00	SF	6.50	6.50	100	1975	1975	3	25	296	
58	0430	CL FNC 6B	0	0	0	0	60.00	LF	9.70	9.70	100	1975	1975	3	20	116	
59	0430	CL FNC 6B	0	0	0	0	74.00	LF	9.70	9.70	100	1975	1975	3	20	144	
60	0940	SHEDS/PORT	0	0	7	10	70.00	SF	30.00	30.00	100	1950	1950	3	20	420	

TOTAL OB/XF 14,668

LAND DESCRIPTION

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 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
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

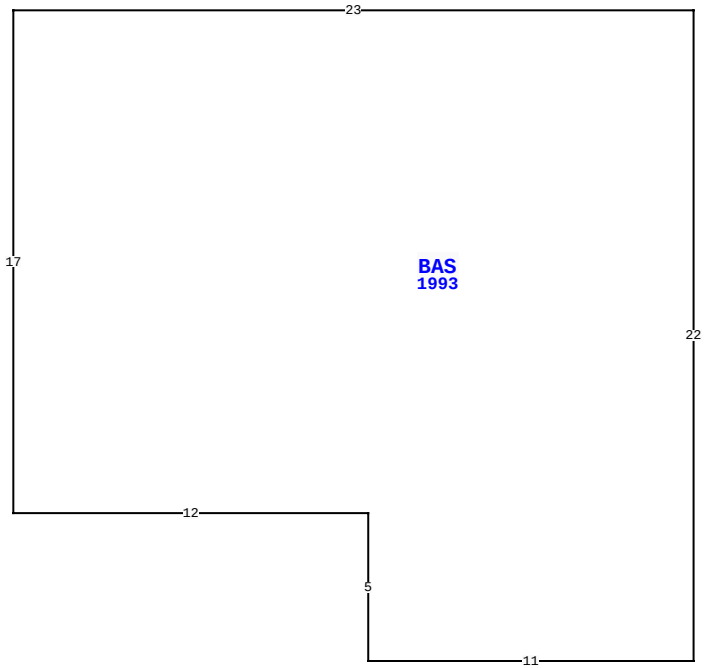
DOR CODE 4200 HEAVY MANUFACTURE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	446	100	1993	446	26,192
TOTALS	446			446	26,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	446	74.9075	91.76	40,925	1975	1975	0	0	0	36.00	64.00

7 HEVY MANUF – 0% - 0 Heated Area: 446 HX Base Yr



BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 7 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S17 E12 S5 E11 N22 $.

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
61	0730	LOAD RAMP	0	0	42	13	546.00	LF	8.10	8.10	100	1989	1989	3	84	3,715	
62	0430	CL FNC 6B	0	0	0	0	121.00	LF	9.70	9.70	100	1960	1960	3	20	235	
63	0810	CONCRETE A	0	0	11	9	99.00	SF	6.50	6.50	100	1989	1989	3	54.5	351	
64	0424	CL FNC 6'	0	0	0	0	104.00	LF	20.00	20.00	100	1980	1980	3	20	416	
65	0965	SPRNK FIRE	0	0	0	0	28.00	UT	240.00	240.00	100	1970	1970	3	60	4,032	
66	0819	CONC 12"	0	0	0	0	820.00	SF	9.50	9.50	100	1970	1970	3	20	1,558	
67	0820	WOOD WALK	0	0	4	38	152.00	SF	11.75	11.75	100	1980	1980	3	40	714	
68	0819	CONC 12"	0	0	16	31	496.00	SF	9.50	9.50	100	1980	1980	3	30	1,414	
69	0810	CONCRETE A	0	0	5	37	185.00	SF	6.50	6.50	100	1970	1970	3	20	241	
70	0819	CONC 12"	0	0	12	12	144.00	SF	9.50	9.50	100	1970	1970	3	20	274	

TOTAL OB/XF 12,950

LAND DESCRIPTION

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

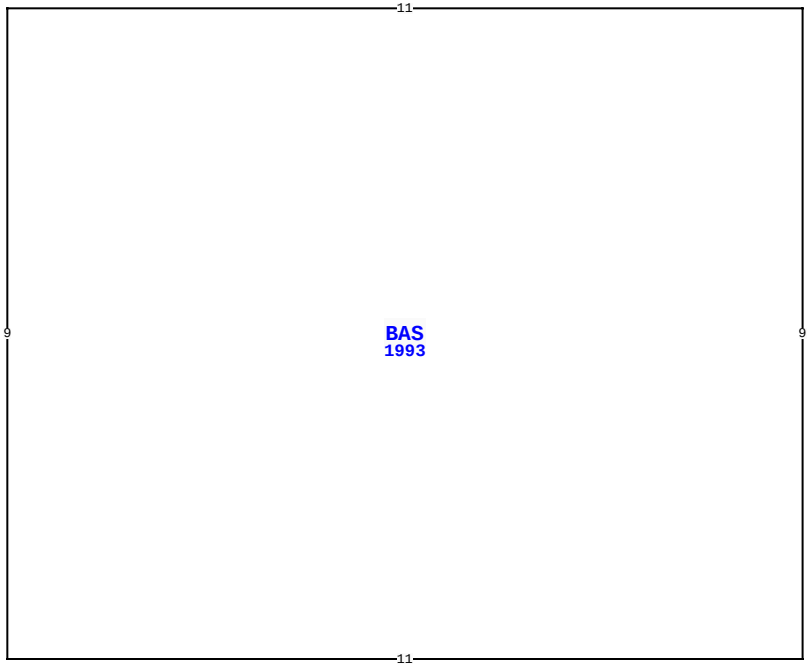
DOR CODE 4200 HEAVY MANUFACTURE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	99	100	1993	99	3,560
TOTALS	99			99	3,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	99	58.7110	71.92	7,120	1960	1960	0	0	0	50.00	50.00

8 HEVY MANUF – 0% - 0 Heated Area: 99 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

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
71	0819	CONC 12"	0	0	24	34	816.00	SF	9.50	9.50	100	1960	1960	3	20	1,550	
72	0819	CONC 12"	0	0	13	9	117.00	SF	9.50	9.50	100	1960	1960	3	20	222	
73	0819	CONC 12"	0	0	30	21	630.00	SF	9.50	9.50	100	1987	1987	3	49.5	2,963	
74	0819	CONC 12"	0	0	12	11	132.00	SF	9.50	9.50	100	1987	1987	3	49.5	621	
75	0819	CONC 12"	0	0	10	15	150.00	SF	9.50	9.50	100	1970	1970	3	20	285	
76	0819	CONC 12"	0	0	60	5	300.00	SF	9.50	9.50	100	1970	1970	3	20	570	
77	0819	CONC 12"	0	0	30	60	1,800.00	SF	9.50	9.50	100	1970	1970	3	20	3,420	
78	0819	CONC 12"	0	0	14	16	224.00	SF	9.50	9.50	100	1980	1980	3	30	638	
79	0819	CONC 12"	0	0	10	6	60.00	SF	9.50	9.50	100	1980	1980	3	30	171	
80	0965	SPRNK FIRE	0	0	0	0	80.00	UT	240.00	240.00	100	1960	1960	3	60	11,520	

TOTAL OB/XF 21,960

LAND DESCRIPTION

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
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ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S9 E11 N9$.

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

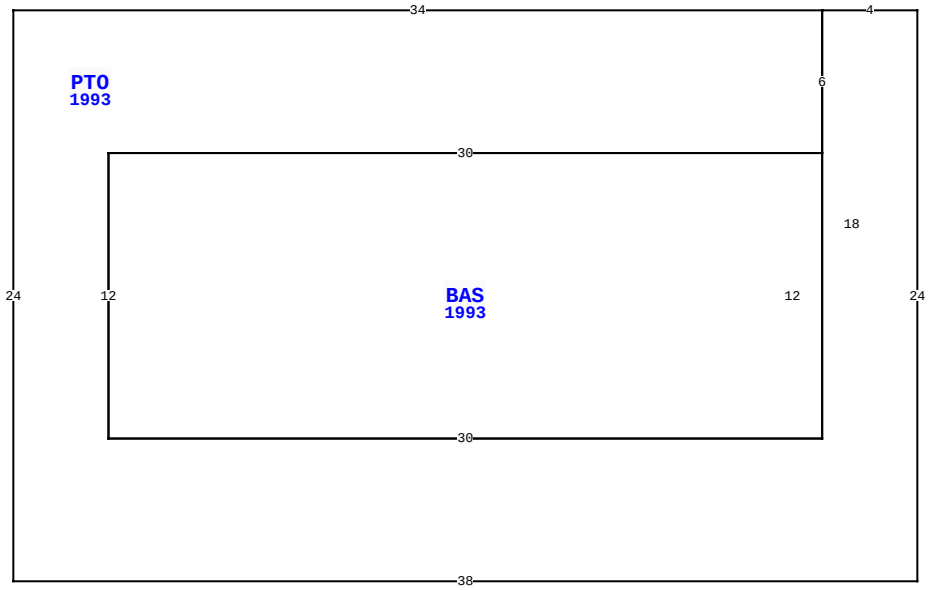
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	1993	360	25,381
PTO	552	5	1993	28	1,974
TOTALS	912			388	27,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	388	96.4989	135.58	52,605	1988	1988	0	0	0	48.00	52.00

9 OFFICE – 0% - 0 Heated Area: 360 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 9 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S12 E30 N12$ PTO=[YR=1993] N6 W34 S24 E38 N24 W4 S18 W30 N12E30$.

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
81	0412	PERSN LIFT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	1980	1980	3	100	7,500	
82	0411	F ELEVATOR	0	0	0	0	1.00	UT	25,000.00	25,000.00	100	1950	1950	3	100	25,000	
83	0965	SPRNK FIRE	0	0	0	0	38.00	UT	240.00	240.00	100	1940	1940	3	60	5,472	
84	0819	CONC 12"	0	0	76	34	2,584.00	SF	9.50	9.50	100	1950	1950	3	20	4,910	
85	0351	CARPORT MT	0	0	17	15	255.00	SF	10.00	10.00	100	1960	1960	3	20	510	
86	0424	CL FNC 6'	0	0	0	0	36.00	LF	20.00	20.00	100	1970	1970	3	20	144	
87	0412	PERSN LIFT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	1980	1980	3	100	7,500	
88	0965	SPRNK FIRE	0	0	0	0	159.00	UT	240.00	240.00	100	1940	1940	3	60	22,896	
89	0819	CONC 12"	0	0	15	16	240.00	SF	9.50	9.50	100	1940	1940	3	20	456	
90	0819	CONC 12"	0	0	10	10	100.00	SF	9.50	9.50	100	1980	1980	3	30	285	

TOTAL OB/XF 74,673

LAND DESCRIPTION

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

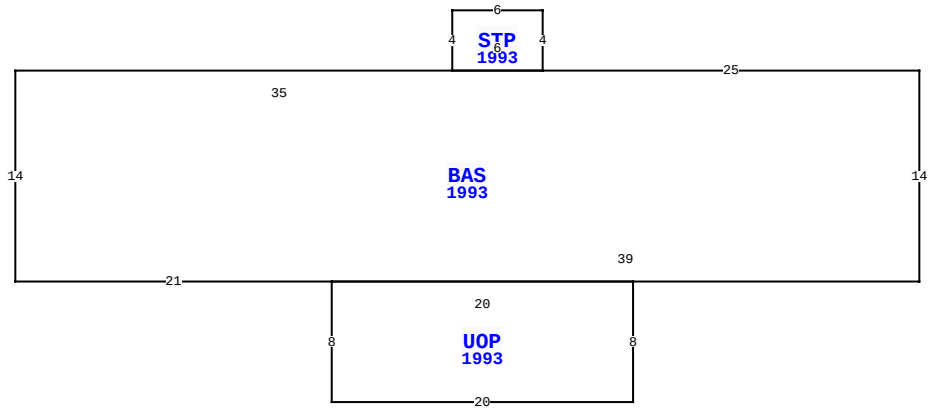
DOR CODE 4200 HEAVY MANUFACTURE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	12,373
STP	24	10	1993	2	30
UOP	160	25	1993	40	589
TOTALS	1,024			882	12,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	02	882	64.4000	29.46	25,984	1985	1985	0	0	0	50.00	50.00

10 PREFAB MTL – 0% - 0 Heated Area: 840 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 10 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 STP=[YR=1993] N4 W6 S4 E6$ W35 S14 E21
UOP=[YR=1993] S8 E20 N8 W20$ E39N14$.

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
91	0965	SPRNK FIRE	0	0	0	0	8.00	UT	240.00	240.00	100	1980	1980	3	60	1,152	
92	0965	SPRNK FIRE	0	0	0	0	10.00	UT	240.00	240.00	100	1989	1989	3	60	1,440	
93	0965	SPRNK FIRE	0	0	0	0	83.00	UT	240.00	240.00	100	1940	1940	3	60	11,952	
94	0965	SPRNK FIRE	0	0	0	0	400.00	UT	240.00	240.00	100	1940	1940	3	60	57,600	
95	0965	SPRNK FIRE	0	0	0	0	126.00	UT	240.00	240.00	100	1960	1960	3	60	18,144	
96	0965	SPRNK FIRE	0	0	27	7	189.00	UT	240.00	240.00	100	1950	1950	3	60	27,216	
97	0803	ASPHALT C	0	0	37	101	3,737.00	SF	2.00	2.00	100	1990	1990	3	50	3,737	
98	0965	SPRNK FIRE	0	0	0	0	744.00	UT	240.00	240.00	100	1940	1940	3	60	107,136	
99	0819	CONC 12"	0	0	13	9	117.00	SF	9.50	9.50	100	1940	1940	3	20	222	
100	0950	SHIP DOCK	0	0	0	0	2,626.00	SF	125.00	125.00	100	1988	1988	3	83	272,448	

TOTAL OB/XF 501,047

LAND DESCRIPTION

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	16	EPOXY STRP 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	04	REIN CONC 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

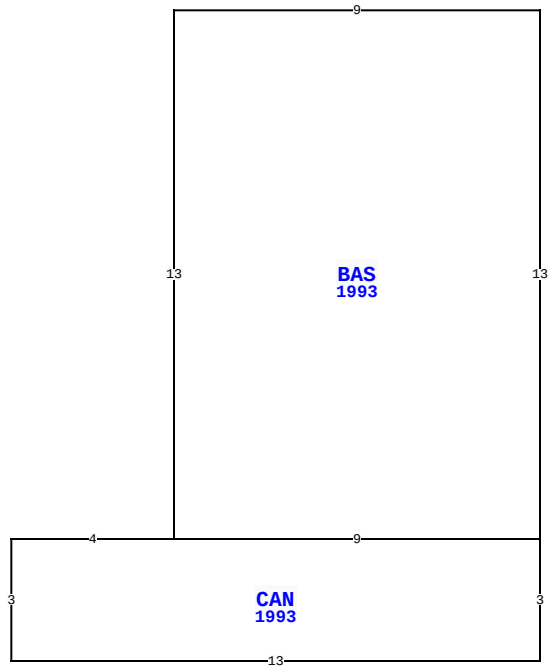
DOR CODE 4200 HEAVY MANUFACTURE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	117	100	1993	117	3,598
CAN	39	30	1993	12	369
TOTALS	156			129	3,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	129	109.4386	153.76	19,835	1940	1940	0	0	0	80.00	20.00

11 OFFICE – 0% - 0 Heated Area: 117 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 S13 CAN=[YR=1993] W4 S3 E13 N3 W9 $ E9 N13 $
.

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
101	0819	CONC 12"	0	0	41	13	533.00	SF	9.50	9.50	100	1970	1970	3	20	1,013	
102	0819	CONC 12"	0	0	12	21	252.00	SF	9.50	9.50	100	1970	1970	3	20	479	
103	0819	CONC 12"	0	0	0	0	1,425.00	SF	9.50	9.50	100	1970	1970	3	20	2,708	
104	0819	CONC 12"	0	0	57	42	2,394.00	SF	9.50	9.50	100	1960	1960	3	20	4,549	
105	0803	ASPHALT C	0	0	0	0	36,632.00	SF	2.00	2.00	100	1988	1988	3	50	36,632	
106	0424	CL FNC 6'	0	0	0	0	286.00	LF	20.00	20.00	100	1988	1988	3	24	1,373	
107	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1988	1988	3	20	576	
108	0424	CL FNC 6'	0	0	6	76	456.00	LF	20.00	20.00	100	1980	1980	3	20	1,824	
109	0424	CL FNC 6'	0	0	6	23	138.00	LF	20.00	20.00	100	1985	1985	3	21	580	
110	0802	ASPHALT B	0	0	0	0	164,970.00	SF	2.40	2.40	100	2004	2004	3	52	205,883	

TOTAL OB/XF 255,617

LAND DESCRIPTION

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

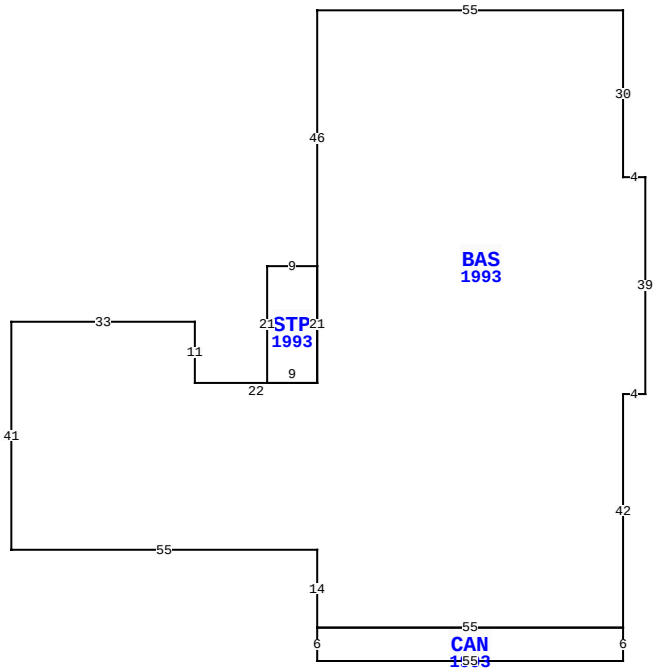
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		30 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,274	100	1993	8,274	190,170
CAN	330	30	1993	99	2,275
STP	189	10	1993	19	437
TOTALS	8,793			8,392	192,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	8,392	81.7938	114.92	964,409	1950	1950	0	0	0	80.00	20.00

12 OFFICE – 0% - 0 Heated Area: 8274 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

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
111	0802	ASPHALT B	0	0	0	0	51,000.00	SF	2.40	2.40	100	2003	2003	3	50	61,200	
112	0802	ASPHALT B	0	0	0	0	52,000.00	SF	2.40	2.40	100	1998	1998	3	50	62,400	
113	0802	ASPHALT B	0	0	0	0	9,200.00	SF	2.40	2.40	100	1997	1997	3	50	11,040	
114	0802	ASPHALT B	0	0	0	0	13,880.00	SF	2.40	2.40	100	1996	1996	3	50	16,656	
115	0802	ASPHALT B	0	0	0	0	21,930.00	SF	2.40	2.40	100	1995	1995	3	50	26,316	
116	0802	ASPHALT B	0	0	0	0	31,670.00	SF	2.40	2.40	100	1994	1994	3	50	38,004	
117	0802	ASPHALT B	0	0	0	0	156,920.00	SF	2.40	2.40	100	1993	1993	3	50	188,304	
118	0802	ASPHALT B	0	0	0	0	17,680.00	SF	2.40	2.40	100	1992	1992	3	50	21,216	
119	0802	ASPHALT B	0	0	0	0	6,280.00	SF	2.40	2.40	100	1991	1991	3	50	7,536	
120	0978	SECURTY LT	0	0	0	0	26.00	UT	450.00	450.00	100	2013	2013	3	83	9,711	

LAND DESCRIPTION

TOTAL OB/XF 442,383

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S46 STP=[YR=1993] W9 S21 E9 N21 $ S21 W22 N11 W33 S41 E55 S14 CAN=[YR=1993] S6 E55 N6 W55 $ E55 N42 E4 N39 W4 N30 $.

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

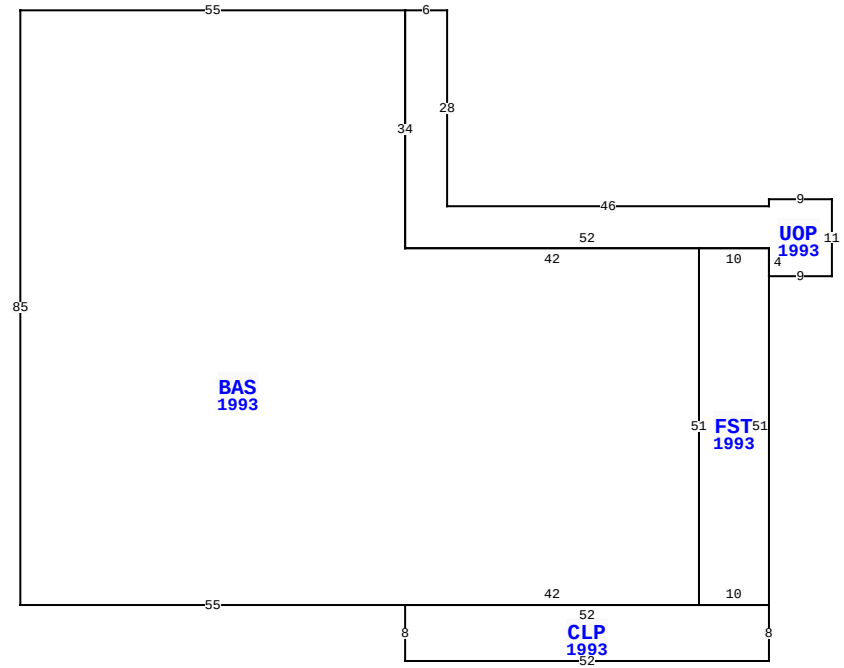
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	03	CONC FINSH 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		24 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		18 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,817	100	1993	6,817	165,708
CLP	416	30	1993	125	3,039
FST	510	50	1993	255	6,199
UOP	579	20	1993	116	2,820
TOTALS	8,322			7,313	177,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	7,313	86.5080	121.54	888,822	1950	1950	0	0	0	80.00	20.00

13 OFFICE – 0% - 0 Heated Area: 6817 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 13 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W9 S1 W46 N28 W6 BAS=[YR=1993] W55 S85 E55 CLP=[YR=1993] S8 E52 N8 FST=[YR=1993] N51 W10 S51 E10 $ W52 $ E42 N51 W42 N34 $ S34 E52 S4 E9 N11 $.

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
121	0803	ASPHALT C	0	0	0	0	107,522.00	SF	2.00	2.00	100	2018	2018	3	80	172,035	
122	4950	BOLLARD	0	0	0	0	62.00	UT	100.00	100.00	100	2018	2018	3	100	6,200	
123	0972	ST LGHT UN	0	0	0	0	15.00	UT	2,530.00	2,530.00	100	2018	2018	3	92	34,914	
124	0092	AUTO GATE	0	0	0	0	3.00	UT	3,500.00	3,500.00	100	2018	2018	3	78	8,190	
125	0963	FIRE HYDR	0	0	0	0	6.00	UT	1,500.00	1,500.00	100	2018	2018	3	100	9,000	
126	0803	ASPHALT C	0	0	0	0	5,614.00	SF	2.00	2.00	100	2018	2018	3	80	8,982	
127	0351	CARPORT MT	0	0	73	20	1,460.00	SF	10.00	10.00	100	2018	2018	3	78	11,388	
128	0402	CONC BUMPE	0	0	0	0	24.00	UT	25.00	25.00	100	2018	2018	3	98	588	
129	0351	CARPORT MT	0	0	54	20	1,080.00	SF	10.00	10.00	100	2018	2018	3	78	8,424	
130	0351	CARPORT MT	0	0	46	20	920.00	SF	10.00	10.00	100	2018	2018	3	78	7,176	

TOTAL OB/XF 266,897

LAND DESCRIPTION

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

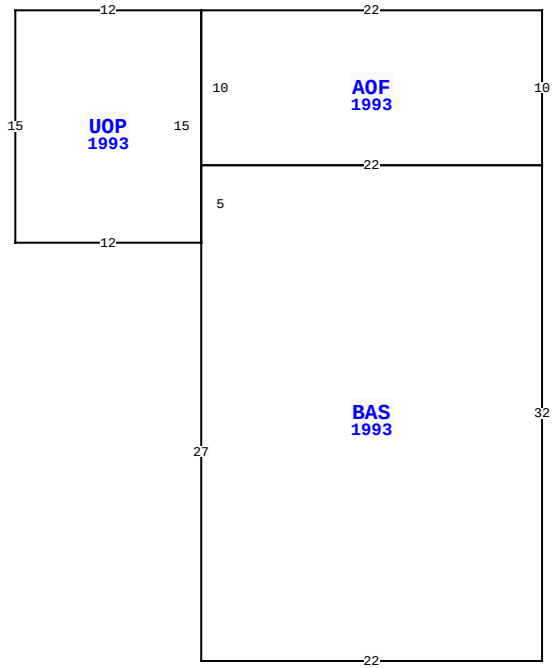
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	220	185	1993	407	583
BAS	704	100	1993	704	1,009
UOP	180	30	1993	54	77
TOTALS	1,104			1,165	1,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	1,165	62.6694	28.67	33,401	1940	1940	0	0	15	80.00	5.00

14 STOR WAREH – 0% - 0 Heated Area: 924 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 14 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W22 UOP=[YR=1993] W12 S15 E12 BAS=[YR=1993] S27 E22 N32 W22 S5 $ N15 $ S10 E22 N10 $.

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
131	0351	CARPORT MT	0	0	46	20	920.00	SF	10.00	10.00	100	2018	2018	3	78	7,176	
132	0819	CONC 12"	0	0	0	0	29,459.00	SF	19.00	19.00	100	2018	2018	3	97	542,929	
133	0819	CONC 12"	0	0	82	40	3,280.00	SF	9.50	9.50	100	2018	2018	3	97	30,225	
134	0400	CONC CURB	0	0	0	0	164.00	LF	15.00	15.00	100	2018	2018	3	98	2,411	
135	0400	CONC CURB	0	0	0	0	887.00	LF	15.00	15.00	100	2018	2018	3	98	13,039	
136	0819	CONC 12"	0	0	94	60	5,640.00	SF	9.50	9.50	100	2018	2018	3	97	51,973	
137	6002	EL ROLL DR	0	0	0	0	4.00	UT	900.00	900.00	100	2018	2018	3	78	2,808	
138	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	2018	2018	3	78	702	
139	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	2018	2018	3	78	702	
140	0819	CONC 12"	0	0	4	2	8.00	SF	9.50	9.50	100	2018	2018	3	97	74	

LAND DESCRIPTION

TOTAL OB/XF 652,039

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

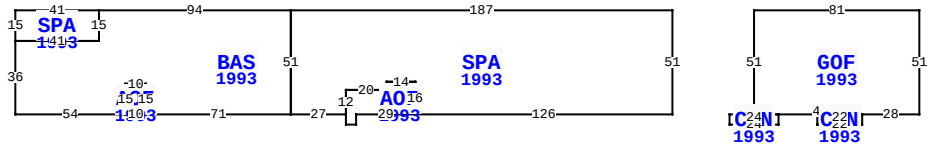
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		26 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		21 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	150	185	1993	278	1,629
AOF	489	185	1993	905	5,301
BAS	6,120	100	1993	6,120	35,851
CAN	110	30	1993	33	193
CAN	120	30	1993	36	211
GOF	4,131	210	1993	8,675	50,818
SPA	615	100	1993	615	3,603
SPA	9,073	100	1993	9,073	53,150
TOTALS	20,808			25,735	150,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	25,735	64.0224	29.29	753,778	1940	1940	0	0	0	80.00	20.00

15 STOR WAREH – 0% - 0 Heated Area: 20578 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

SPA=[YR=1993] W187 BAS=[YR=1993] W94 SPA=[YR=1993] W41 S15 E41 N15 $ S15 W41 S36 E54 AOF=[YR=1993] E10 N15 W10 S15 $ N15 E10 S15 E71 N51 $ S51 E27 AOF=[YR=1993] S5 E5 N5 E29 N16 W14 S4 W20 S12 $ N12 E20 N4 E14 S16 E126 N51 $ PTR= E40 GOF=[YR=1993] E81 S51 W28 CAN=[YR=1993] S5 W22 N5 E22 $ W41 CAN=[YR=1993] S5 W24 N5 E24 $ W12 N51 $ W40 $.

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
141	0819	CONC 12"	0	0	15	10	150.00	SF	9.50	9.50	100	2018	2018	3	97	1,382	
142	0819	CONC 12"	0	0	10	3	30.00	SF	9.50	9.50	100	2018	2018	3	97	276	
143	0819	CONC 12"	0	0	33	17	561.00	SF	9.50	9.50	100	2018	2018	3	97	5,170	
144	0819	CONC 12"	0	0	17	12	204.00	SF	9.50	9.50	100	2018	2018	3	97	1,880	
145	0410	ELEVATOR	0	0	0	0	1.00	UT	75,000.00	75,000.00	100	2018	2018	3	100	75,000	
146	0966	FIRE SPRNK	0	0	0	0	81,028.00	SF	3.00	3.00	100	2018	2018	3	97	235,791	
147	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	2018	2018	3	92	805	
148	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
149	0424	CL FNC 6'	0	0	0	0	182.00	LF	20.00	20.00	100	2018	2018	3	92	3,349	
150	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2018	2018	3	78	1,872	

TOTAL OB/XF 325,801

LAND DESCRIPTION

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

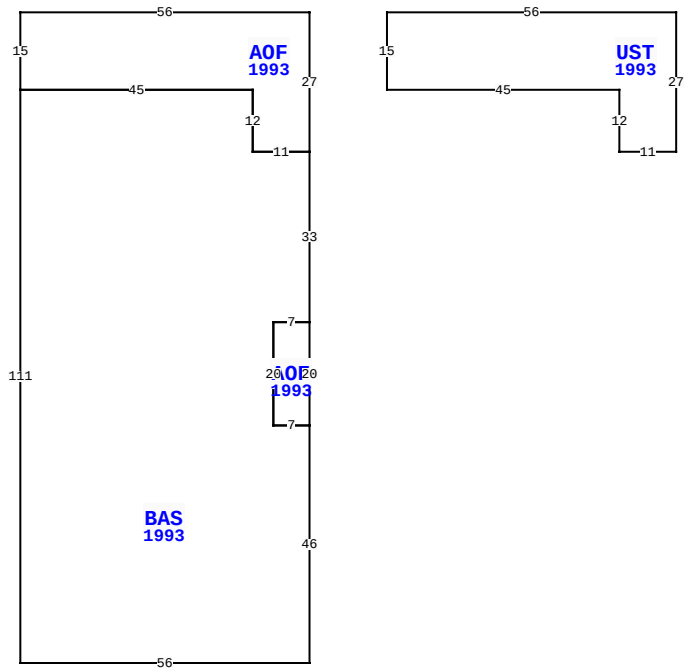
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		1 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	140	185	1993	259	2,461
AOF	972	185	1993	1,798	17,081
BAS	5,944	100	1993	5,944	56,468
UST	972	50	1993	486	4,617
TOTALS	8,028			8,487	80,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	8,487	103.8193	47.50	403,132	1975	1975	0	0	0	80.00	20.00

16 STOR WAREH – 0% - 0 Heated Area: 7056 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 16 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W56 S15 BAS=[YR=1993] S111 E56 N46
AOF=[YR=1993] N20 W7 S20 E7 $ W7 N20 E7 N33 W11 N12 W45 $ E45 S12 E11 N27 $ PTR= E15 UST=[YR=1993] E56 S27 W11 N12 W45 N15 $ W15 $.

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
151	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
152	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2018	2018	3	78	5,460	
153	0425	CL FNC 8'	0	0	0	0	180.00	LF	10.65	10.65	100	2018	2018	3	92	1,764	
154	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2018	2018	3	92	644	

LAND DESCRIPTION

TOTAL OB/XF 8,348

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

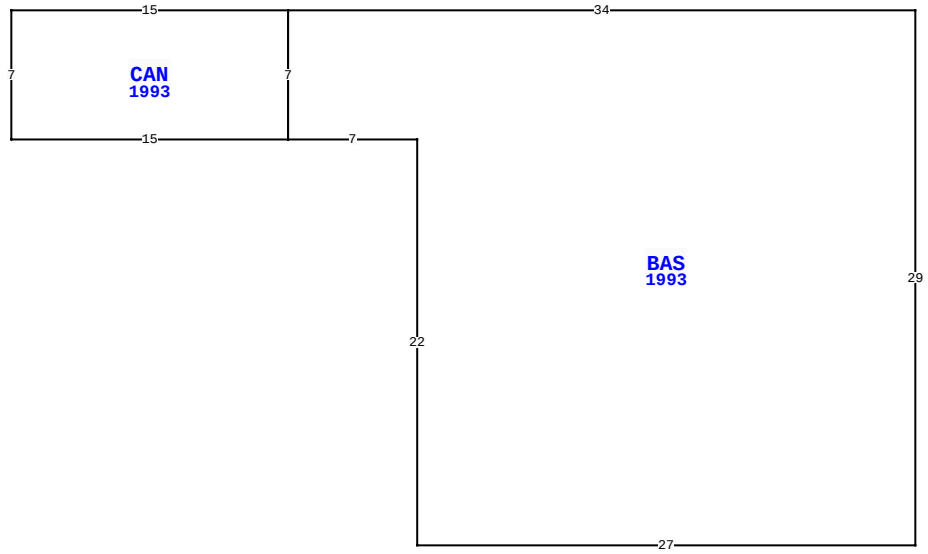
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	03	MASONRY 100
Common Wall		50 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	1993	832	25,384
CAN	105	30	1993	32	976
TOTALS	937			864	26,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	864	57.1476	80.29	69,371	1983	1983	0	0	0	62.00	38.00

17 OFFICE – 0% - 0 Heated Area: 832 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 17 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 CAN=[YR=1993] W15 S7 E15 N7 $ S7 E7 S22 E27 N29 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

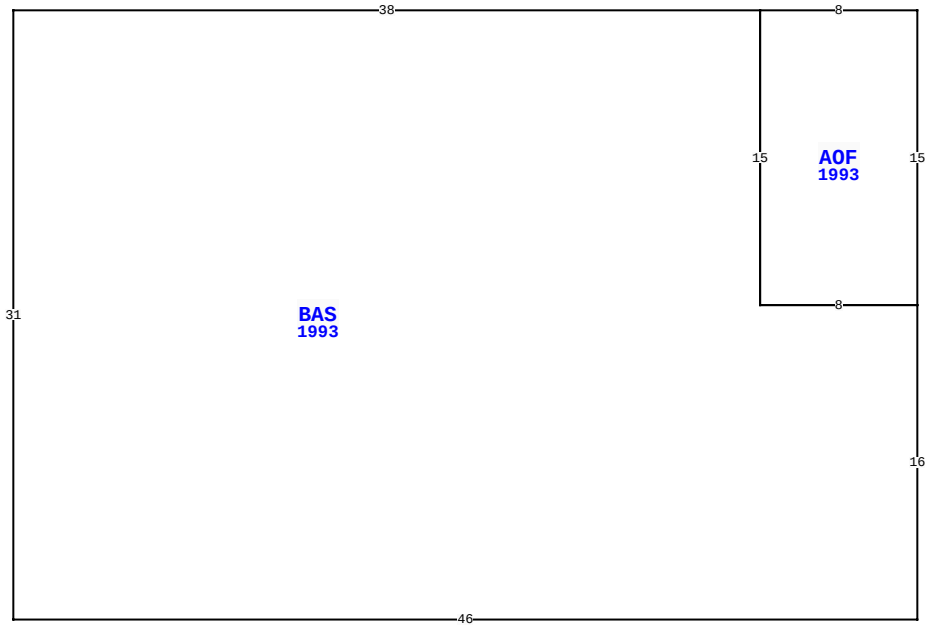
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		1 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	120	185	1993	222	2,099
BAS	1,306	100	1993	1,306	12,347
TOTALS	1,426			1,528	14,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,528	103.3119	47.27	72,229	1940	1940	0	0	0	80.00	20.00

18 STOR WAREH – 0% - 0 Heated Area: 1426 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 18 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W8 BAS=[YR=1993] W38 S31 E46 N16 W8 N15 $ S15 E8 N15 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

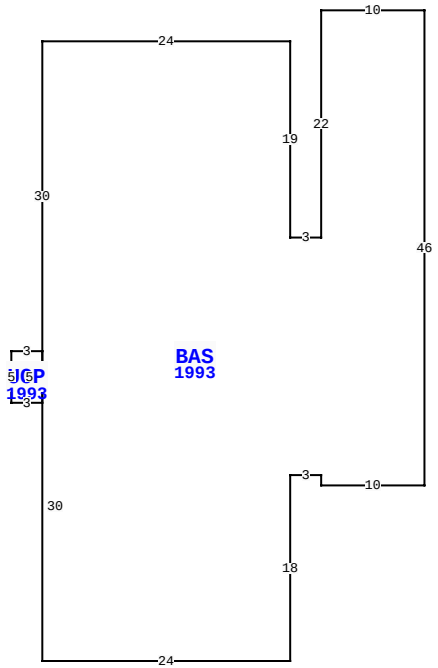
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100	1993	1,969	11,097
UOP	15	25	1993	4	23
TOTALS	1,984			1,973	11,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4807	02	1,973	61.6000	28.18	55,599	1980	1980	0	0	30	50.00	20.00

19 PREFAB MTL – 0% - 0 Heated Area: 1969 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 S22 W3 N19 W24 S30 UOP=[YR=1993] W3 S5 E3 N5 $ S30 E24 N18 E3 S1 E10 N46 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

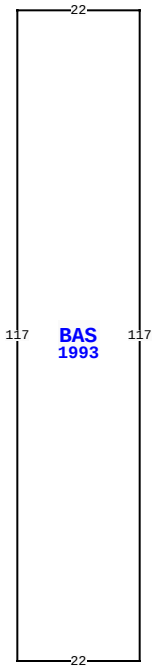
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,574	100	1993	2,574	5,266
TOTALS	2,574			2,574	5,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	2,574	89.4348	40.92	105,328	1940	1940	0	0	15	80.00	5.00

20 STOR WAREH – 0% - 0 Heated Area: 2574 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S117 E22 N117 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

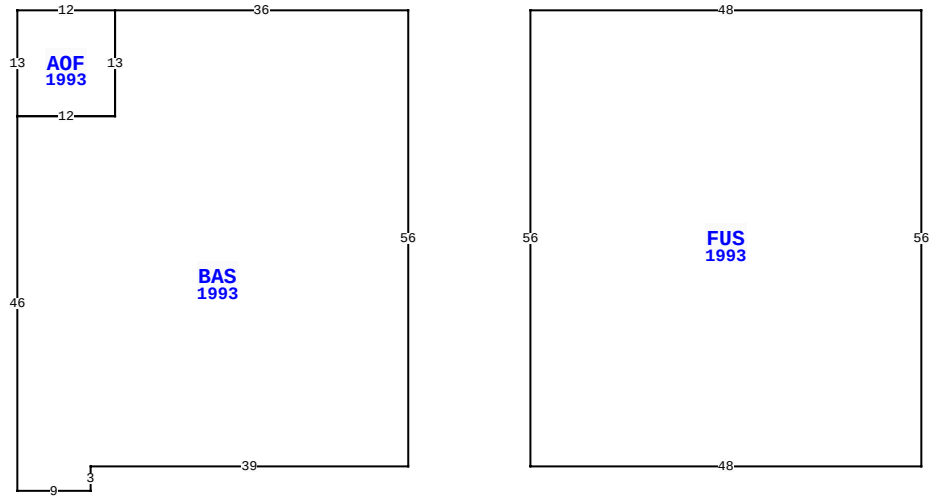
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		14 100
RMS		2 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	156	185	1993	289	571
BAS	2,559	100	1993	2,559	5,051
FUS	2,688	100	1993	2,688	5,306
TOTALS	5,403			5,536	10,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	5,536	86.2920	39.48	218,561	1940	1940	0	0	15	80.00	5.00

21 STOR WAREH – 0% - 0 Heated Area: 5403 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 AOF=[YR=1993] W12 S13 E12 N13 $ S13 W12 S46 E9 N3 E39 N56 $ PTR= E15 FUS=[YR=1993] E48 S56 W48 N56 $ W15 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

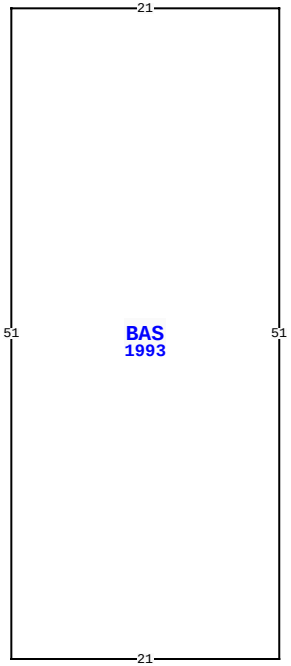
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	05	SAWTOOTH 100
Roof Cover	05	CORG ASB 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,071	100	1993	1,071	7,641
TOTALS	1,071			1,071	7,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,071	77.9678	35.67	38,203	1940	1940	0	0	0	80.00	20.00

22 STOR WAREH – 0% - 0 Heated Area: 1071 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S51 E21 N51 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

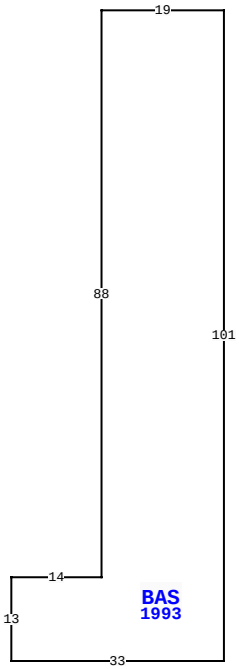
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100	1993	2,101	15,623
TOTALS	2,101			2,101	15,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,101	81.2715	37.18	78,115	1940	1940	0	0	0	80.00	20.00

23 STOR WAREH – 0% - 0 Heated Area: 2101 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 23 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S88 W14 S13 E33 N101 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	05	CORG ASB 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
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

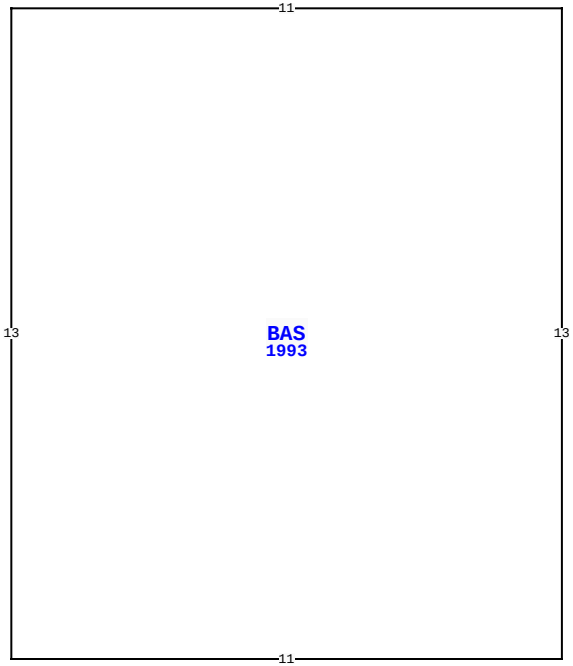
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	143	100	1993	143	931
TOTALS	143			143	931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	143	71.1608	32.56	4,656	1960	1960	0	0	0	80.00	20.00

24 STOR WAREH – 0% - 0 Heated Area: 143 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 24 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S13 E11 N13 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

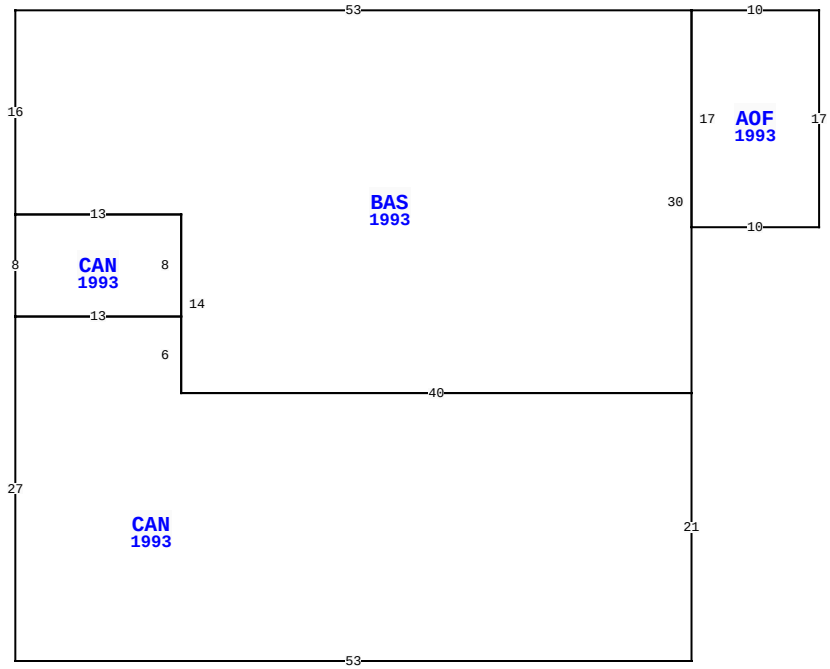
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	170	185	1993	314	1,750
BAS	1,408	100	1993	1,408	7,848
CAN	104	30	1993	31	173
CAN	1,191	30	1993	357	1,990
TOTALS	2,873			2,110	11,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,110	60.9276	27.87	58,806	1960	1960	0	0	0	80.00	20.00

25 STOR WAREH – 0% - 0 Heated Area: 1578 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W10 BAS=[YR=1993] W53 S16 CAN=[YR=1993] S8 CAN=[YR=1993] S27 E53 N21 W40 N6 W13 $ E13 N8 W13 $ E13 S14 E40 N30 $S17 E10 N17 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

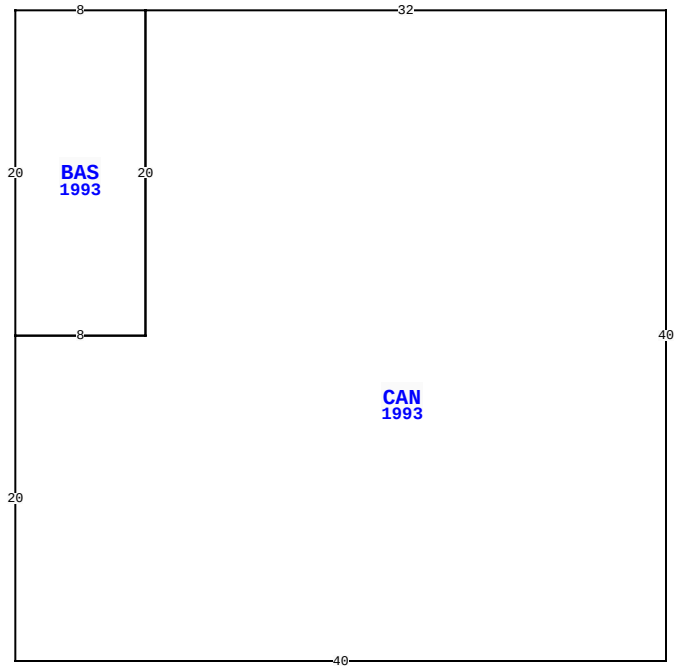
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	1993	160	1,952
CAN	1,440	30	1993	432	5,270
TOTALS	1,600			592	7,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	592	84.6591	38.73	22,928	1985	1985	0	0	0	68.50	31.50

26 STOR WAREH – 0% - 0 Heated Area: 160 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W32 BAS=[YR=1993] W8 S20 E8 N20 $ S20 W8 S20 E40 N40 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

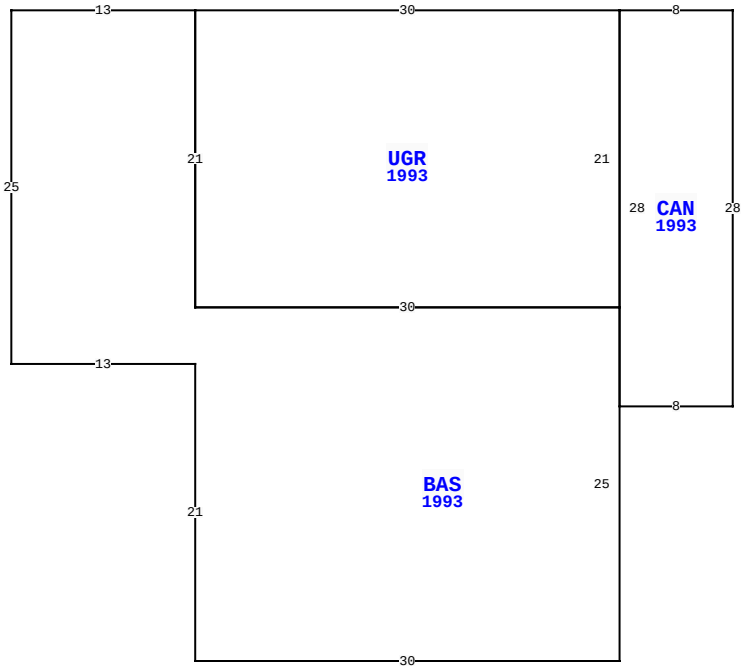
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100	1993	1,075	7,753
CAN	224	30	1993	67	483
UGR	630	50	1993	315	2,272
TOTALS	1,929			1,457	10,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,457	78.8175	36.06	52,539	1975	1975	0	0	0	80.00	20.00

27 STOR WAREH – 0% - 0 Heated Area: 1075 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W8 UGR=[YR=1993] W30 BAS=[YR=1993] W13 S25 E13 S21 E30 N25 W30 N21 $ S21 E30 N21 $ S28 E8 N28 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

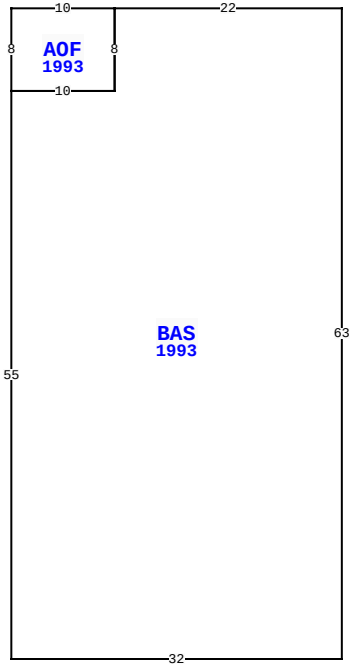
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		10 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	80	185	1993	148	1,019
BAS	1,936	100	1993	1,936	13,324
TOTALS	2,016			2,084	14,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,084	75.2031	34.41	71,710	1940	1940	0	0	0	80.00	20.00

28 STOR WAREH – 0% - 0 Heated Area: 2016 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 28 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 AOF=[YR=1993] W10 S8 E10 N8 $ S8 W10 S55 E32 N63 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 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
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

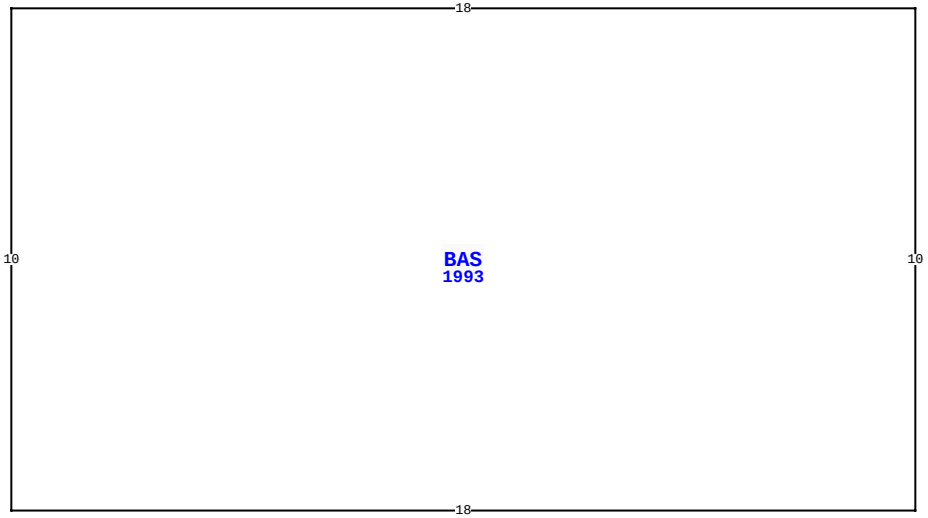
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100	1993	180	976
TOTALS	180			180	976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	180	59.2432	27.10	4,878	1980	1980	0	0	0	80.00	20.00

29 STOR WAREH – 0% - 0 Heated Area: 180 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S10 E18 N10 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

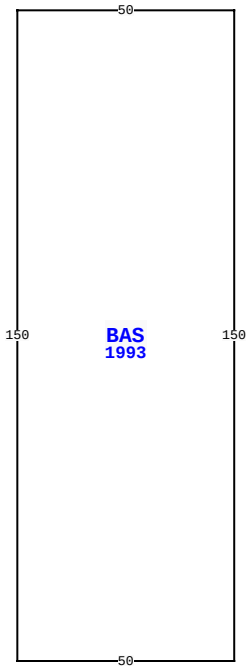
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,500	100	1993	7,500	52,170
TOTALS	7,500			7,500	52,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	7,500	76.0320	34.78	260,850	1978	1978	0	0	0	80.00	20.00

30 STOR WAREH – 0% - 0 Heated Area: 7500 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S150 E50 N150 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

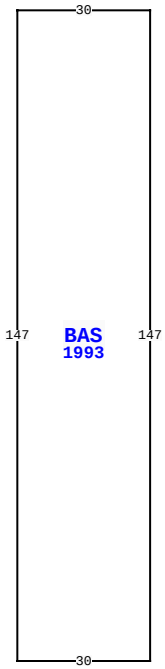
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Common Wall		40 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,410	100	1993	4,410	30,867
TOTALS	4,410			4,410	30,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	4,410	48.5748	22.22	97,990	1985	1985	0	0	0	68.50	31.50

31 STOR WAREH – 0% - 0 Heated Area: 4410 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S147 E30 N147 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

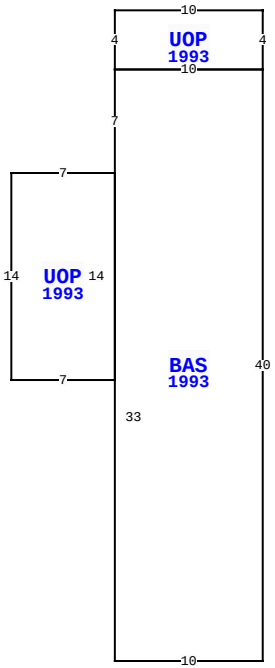
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	1993	400	5,508
UOP	40	25	1993	10	138
UOP	98	25	1993	24	331
TOTALS	538			434	5,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	02	434	60.2000	27.54	11,952	1975	1975	0	0	0	50.00	50.00

32 PREFAB MTL – 0% - 0 Heated Area: 400 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W10 S4 BAS=[YR=1993] S7 UOP=[YR=1993] W7 S14 E7 N14 $ S33 E10 N40 W10 $ E10 N4 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		6 100
Frame	04	REIN CONC 100
Story Height		0 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

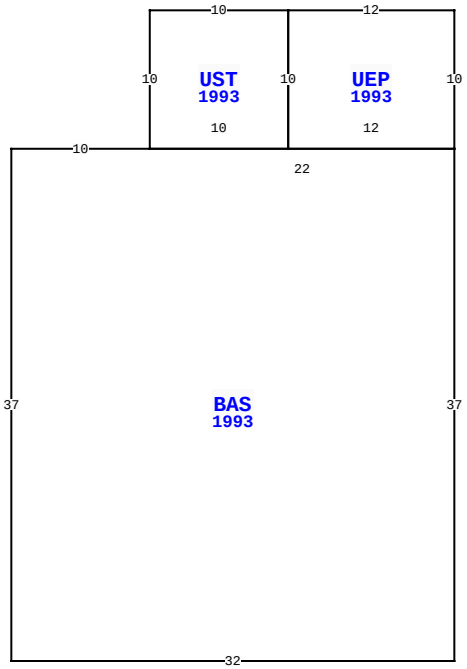
DOR CODE 4200 HEAVY MANUFACTURE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1993	1,184	39,906
UEP	120	70	1993	84	2,831
UST	100	50	1993	50	1,685
TOTALS	1,404			1,318	44,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	1,318	109.0394	153.20	201,918	1975	1975	0	0	0	78.00	22.00

33 OFFICE – 0% - 0 Heated Area: 1184 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W12 UST=[YR=1993] W10 S10 BAS=[YR=1993] W10 S37 E32 N37 W22 $ E10 N10 $ S10 E12 N10 $.

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

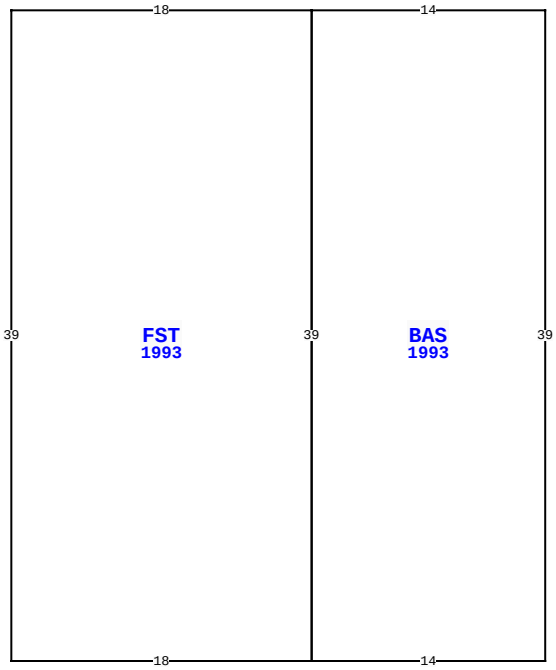
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	546	100	1993	546	8,189
FST	702	70	1993	491	7,364
TOTALS	1,248			1,037	15,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,037	109.2632	49.99	51,840	1975	1984	0	0	0	70.00	30.00

34 STOR WAREH – 0% - 0 Heated Area: 546 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FST=[YR=1993] W18 S39 E18 N39 $ S39 E14 N39 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

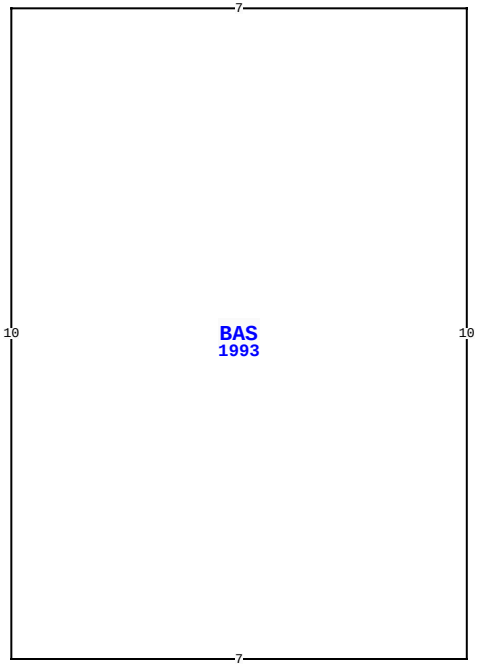
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100	1993	70	382
TOTALS	70			70	382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	70	59.6408	27.29	1,910	1950	1980	0	0	0	80.00	20.00

35 STOR WAREH – 0% - 0 Heated Area: 70 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 S10 E7 N10 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

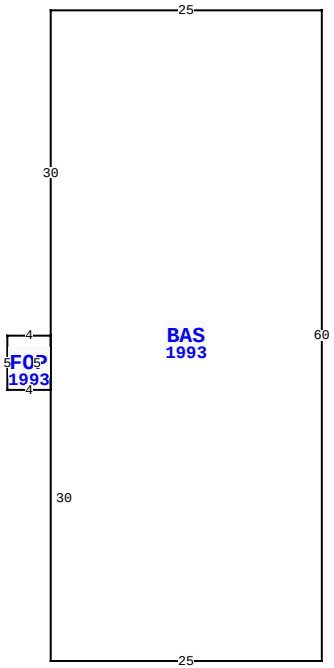
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing		13 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1993	1,500	56,064
FOP	20	50	1993	10	374
TOTALS	1,520			1,510	56,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	1,510	120.9162	169.89	256,534	1975	1975	0	0	0	78.00	22.00

36 OFFICE – 0% - 0 Heated Area: 1500 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S30 FOP=[YR=1993] W4 S5 E4 N5 $ S30 E25 N60 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

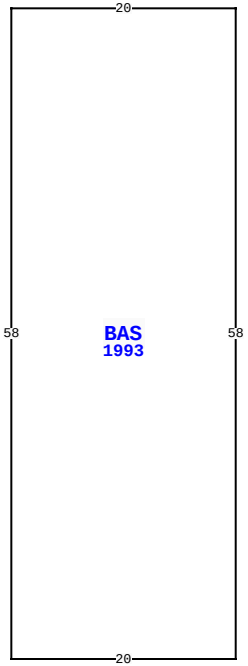
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1993	1,160	6,541
TOTALS	1,160			1,160	6,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,160	39.1230	17.90	20,764	1985	1985	0	0	0	68.50	31.50

37 STOR WAREH – 0% - 0 Heated Area: 1160 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S58 E20 N58 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

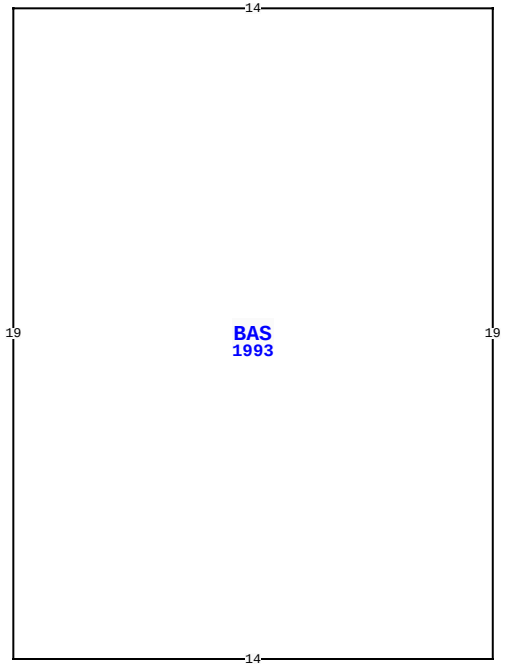
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	266	100	1993	266	2,423
TOTALS	266			266	2,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	266	47.4012	21.69	5,770	1989	1989	0	0	0	58.00	42.00

38 STOR WAREH – 0% - 0 Heated Area: 266 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S19 E14 N19 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

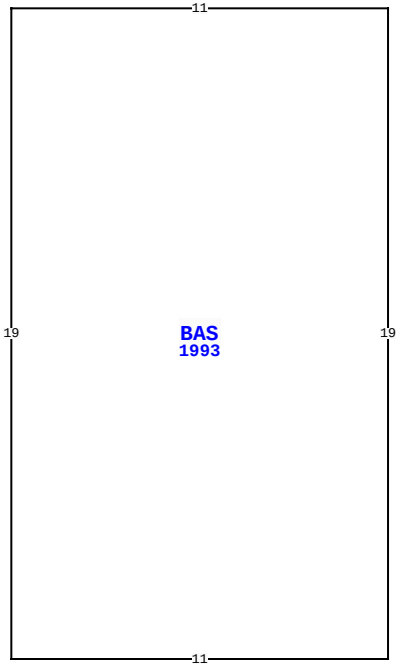
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100	1993	209	1,413
TOTALS	209			209	1,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	209	73.8990	33.81	7,066	1950	1950	0	0	0	80.00	20.00

39 STOR WAREH – 0% - 0 Heated Area: 209 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 39 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S19 E11 N19 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

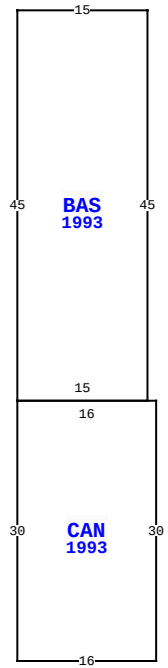
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 60
Exterior Wall	25	MOD METAL 40
Roof Structur	12	REINFO/CON 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		1 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	675	100	1993	675	5,308
CAN	480	30	1993	144	1,132
TOTALS	1,155			819	6,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	819	85.9542	39.32	32,203	1940	1940	0	0	0	80.00	20.00

40 STOR WAREH – 0% - 0 Heated Area: 675 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S45 CAN=[YR=1993] S30 E16 N30 W16 $ E15 N45 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

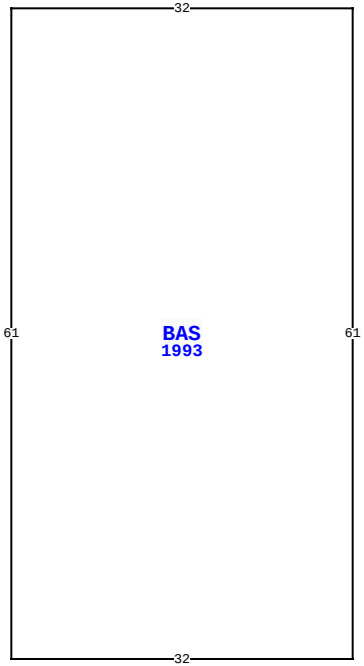
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	09	PINE WOOD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100	1993	1,952	3,067
TOTALS	1,952			1,952	3,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,952	68.6826	31.42	61,332	1970	1970	0	15	0	80.00	5.00

41 STOR WAREH – 0% - 0 Heated Area: 1952 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S61 E32 N61 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	02	ROLL COMP 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		7 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

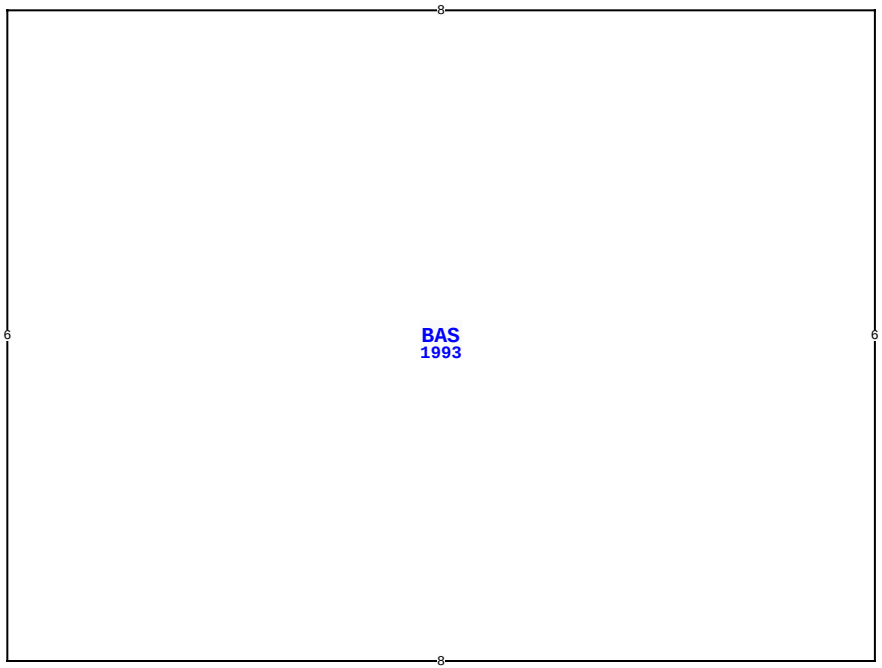
DOR CODE 4200 HEAVY MANUFACTURE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100	1993	48	398
TOTALS	48			48	398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	48	90.6444	41.47	1,991	1960	1960	0	0	0	80.00	20.00

42 STOR WAREH – 0% - 0 Heated Area: 48 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 S6 E8 N6 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		5 100
Frame	04	REIN CONC 100
Story Height		0 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

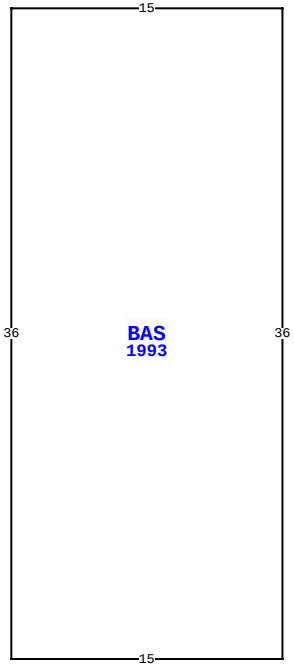
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	1993	540	47,150
TOTALS	540			540	47,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	540	141.2389	198.44	107,158	1985	1985	0	0	0	56.00	44.00

43 OFFICE – 0% - 0 Heated Area: 540 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S36 E15 N36 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

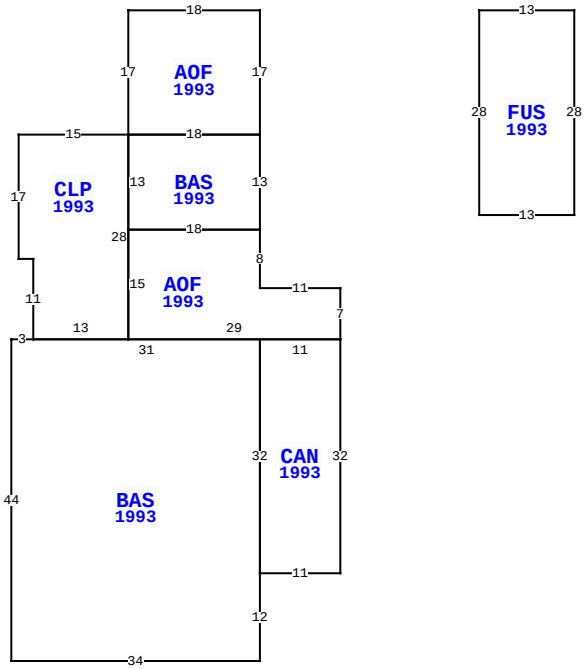
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 80
Interior Floo	15	HARDTILE 20
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	04	REIN CONC 100
Story Height		16 100
RMS		5 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	306	185	1993	566	27,516
AOF	347	185	1993	642	31,211
BAS	234	100	1993	234	11,376
BAS	1,496	100	1993	1,496	72,728
CAN	352	30	1993	106	5,153
CLP	398	60	1993	239	11,619
FUS	364	100	1993	364	17,696
TOTALS	3,497			3,647	177,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4201	06	3,647	113.3863	138.90	506,568	1938	1938	0	0	15	50.00	35.00

44 HEVY MANUF – 0% - 0 Heated Area: 2747 HX Base Yr



BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

6 GUM ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W18 S17 CLP=[YR=1993] W15 S17 E2 S11
BAS=[YR=1993] W3 S44 E34 N12 CAN=[YR=1993] E11 N32
AOF=[YR=1993] N7 W11 N8 BAS=[YR=1993] N13 W18 S13 E18 $ W18
S15 E29 $ W11S32 $ N32 W31 $ E13 N28 $ E18 N17 $ PTR= E30
FUS=[YR=1993] E13 S28 W13 N28 $ W30 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 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
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		35 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

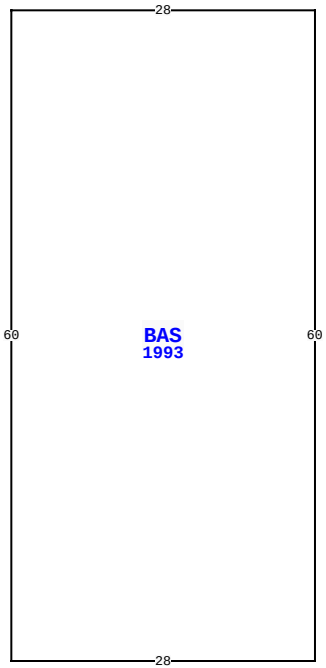
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	154,821
TOTALS	1,680			1,680	154,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	1,680	150.4576	184.31	309,641	1940	1940	0	0	0	50.00	50.00

45 HEVY MANUF – 0% - 0 Heated Area: 1680 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S60 E28 N60 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
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RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

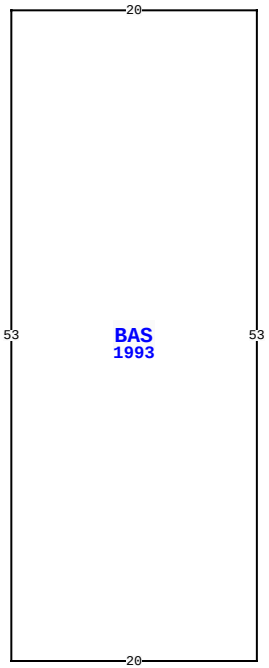
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Common Wall		30 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	1993	1,060	15,962
TOTALS	1,060			1,060	15,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,060	91.4276	41.83	44,340	1987	1987	0	0	0	64.00	36.00

46 STOR WAREH – 0% - 0 Heated Area: 1060 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S53 E20 N53 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

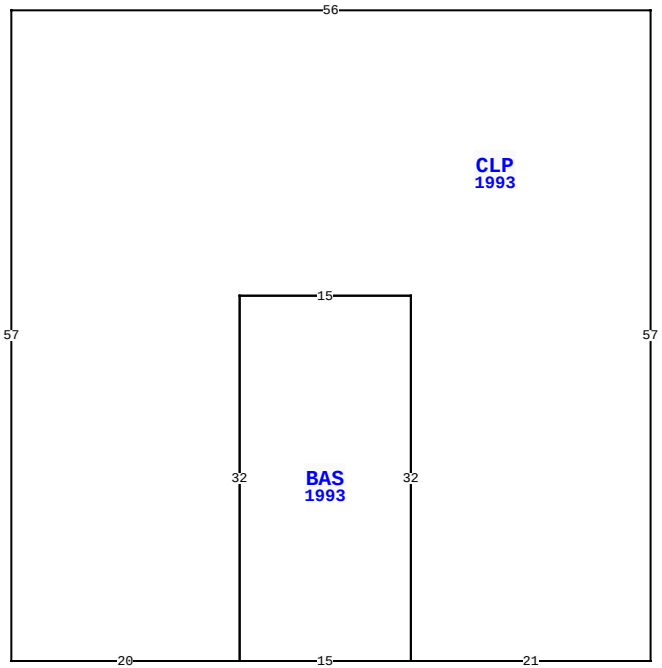
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 60
Interior Floo	04	C ABOVE GD 40
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Plumbing		4 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	8,676
CLP	2,712	60	1993	1,627	29,406
TOTALS	3,192			2,107	38,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	06	2,107	128.6410	180.74	380,819	1940	1940	0	0	15	80.00	10.00

47 OFFICE – 0% - 0 Heated Area: 480 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 47 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CLP=[YR=1993] W56 S57 E20 BAS=[YR=1993] E15 N32 W15 S32 $
N32 E15 S32 E21 N57 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

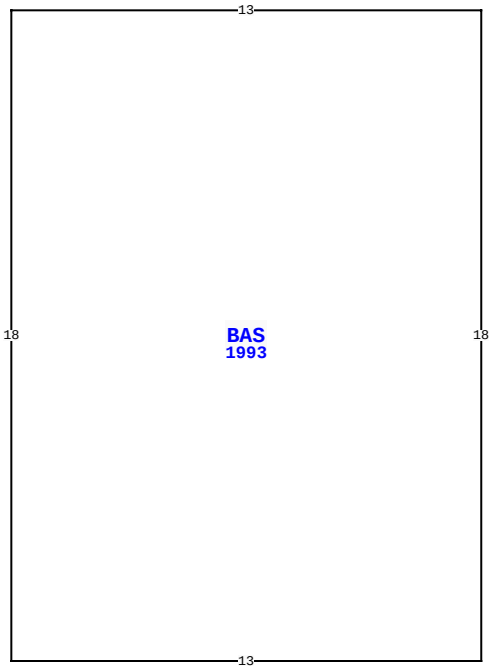
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	234	100	1993	234	11,535
TOTALS	234			234	11,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	234	48.4785	59.39	13,897	1988	1988	0	0	0	17.00	83.00

48 HEVY MANUF – 0% - 0 Heated Area: 234 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 48 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S18 E13 N18 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

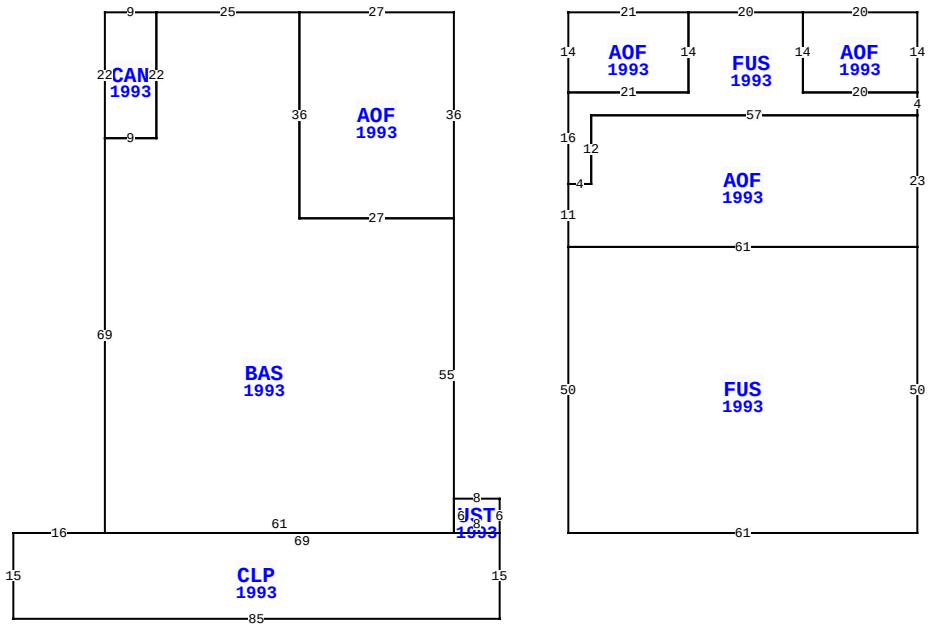
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	04	REIN CONC 100
Story Height		18 100
RMS		7 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	280	185	1993	518	5,286
AOF	294	185	1993	544	5,551
AOF	972	185	1993	1,798	18,347
AOF	1,355	185	1993	2,507	25,581
BAS	4,381	100	1993	4,381	44,704
CAN	198	30	1993	59	602
CLP	1,275	60	1993	765	7,806
FUS	572	100	1993	572	5,837
FUS	3,050	100	1993	3,050	31,122
UST	48	50	1993	24	245
TOTALS	12,425			14,218	145,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	14,218	111.5265	51.02	725,402	1960	1960	0	0	0	80.00	20.00

49 STOR WAREH – 0% - 0 Heated Area: 10904 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 49 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W27 BAS=[YR=1993] W25 CAN=[YR=1993] W9 S22 E9 N22 $ S22 W9 S69 CLP=[YR=1993] W16 S15 E85 N15 UST=[YR=1993] N6 W8 S6 E8 $ W69 $ E61 N55 W27 N36 $ S36 E27 N36 $ PTR= E20 AOF=[YR=1993] E21 FUS=[YR=1993] E20 AOF=[YR=1993] E20 S14 W20 N14 $ S14 E20 S4 AOF=[YR=1993] S23 FUS=[YR=1993] S50 W61 N50 E61 $ W61 N11 E4 N12 E57 $ W57 S12 W4 N16 E21 N14 $ S14 W21 N14$ W20 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

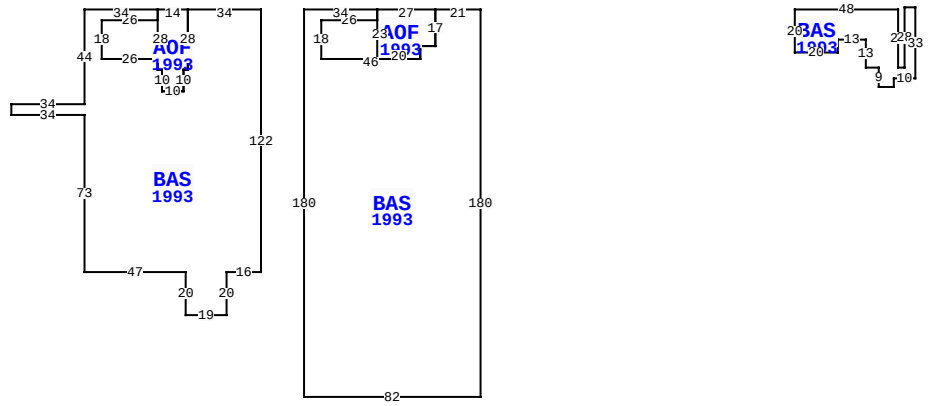
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 90
Interior Floo	11	CLAY TILE 10
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	04	REIN CONC 100
Story Height		0 100
RMS		0 100
Stories	6.5	6.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	492	185	1993	910	52,339
AOF	579	185	1993	1,071	61,599
AOF	1,107	185	1993	2,048	117,791
BAS	1,240	100	1993	1,240	71,319
BAS	9,594	100	1993	9,594	551,799
BAS	10,493	100	1993	10,493	603,505
BAS	13,713	100	1993	13,713	788,703
CAN	3,764	30	1993	1,129	64,935
FUS	13,925	100	1993	13,925	800,897
SPA	1,995	100	1993	1,995	114,743
TOTALS	56,902			56,118	3,227,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	56,118	93.8995	115.03	6,455,254	1960	1960	0	0	0	50.00	50.00

50 HEVY MANUF – 0% - 0 Heated Area: 53138 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] S44W34S5E34S73E47S20 E19
N20E16N122W34S28W2S10W10 N10W2 N5W26N18E26N5AOF=[YR=1993] E14
S28W2S10W10N10W2N28$W34$PTR= E102BAS=[YR=1993]
S180E82N180W21S17 W7S6W46N18E26N5AOF=[YR=1993] S23E20
N6E7N17W27$W34$ W102$ PTR=E330 BAS=[YR=1993] E48S27E3
N28E5S33W10S4 W7N9W6N13W13S6W20N20$ W330$
PTR=N30AOF=[YR=1993] 1107$ SPA=[YR=1993] 1995$CAN=[YR=1993]
3764$BAS=[YR=1993] 10493$FUS=[YR=1993] 13925$ S30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

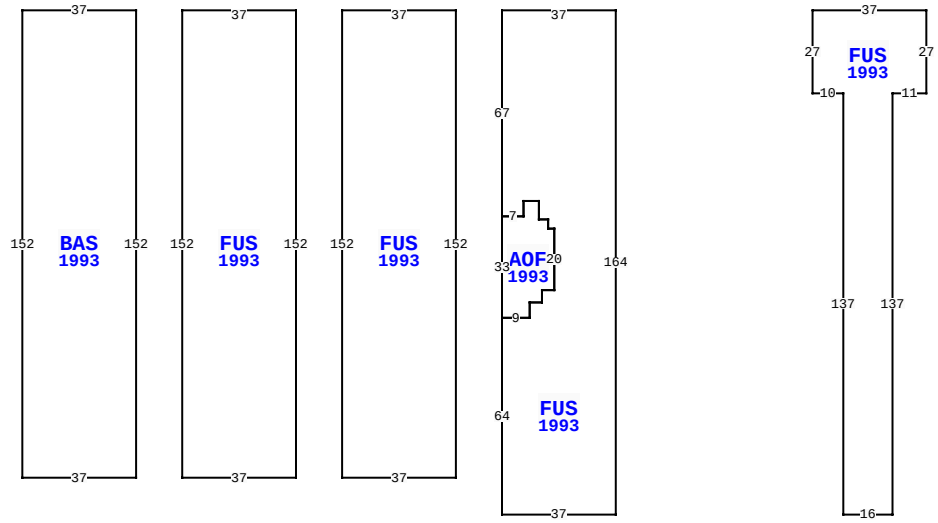
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 50
Interior Floo	15	HARDTILE 50
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	04	REIN CONC 100
Common Wall		30 100
Story Height		25 100
RMS		1 100
Stories	5.	5. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	519	185	1993	960	72,288
BAS	5,624	100	1993	5,624	423,487
FUS	3,191	100	1993	3,191	240,283
FUS	5,549	100	1993	5,549	417,840
FUS	5,624	100	1993	5,624	423,487
FUS	5,624	100	1993	5,624	423,487
TOTALS	26,131			26,572	2,000,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	26,572	122.9379	150.60	4,001,743	1940	1940	0	0	0	50.00	50.00

51 HEVY MANUF – 0% - 0 Heated Area: 26131 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 S152 E37N152$PTR= E15FUS=[YR=1993] E37 S152 W37 N152 $ W15 $ PTR= E67 FUS=[YR=1993] E37 S152 W37 N152 $ W67 $ PTR= E119 FUS=[YR=1993] E37 S164 W37 N64 AOF=[YR=1993] E9 N5 E4 N4 E4 N20 W2 N3 W3 N6 W5 S5 W7 S33$ E9 N5 E4 N4 E4 N20 W2 N3 W3 N6W5S5W7 N67 $ W119 $ PTR= E220 FUS=[YR=1993] E37 S27 W11 S137 W16 N137 W10 N27 $ W220 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

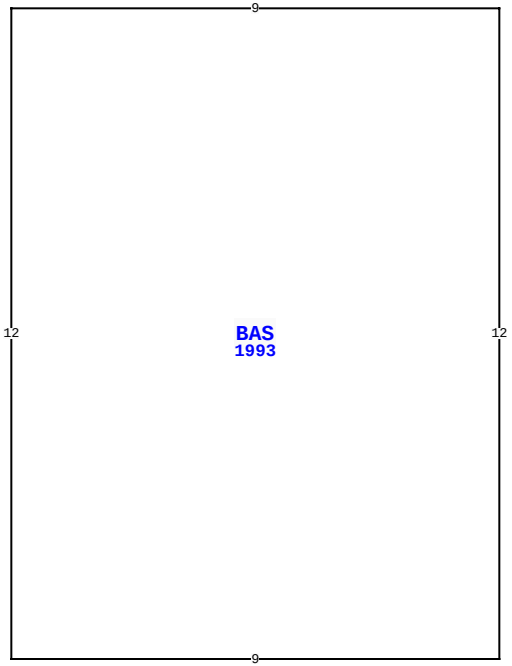
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	07	NONE 100
Interior Floo	17	PRECAST CN 100
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100	1993	108	236
TOTALS	108			108	236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	108	95.6340	43.75	4,725	1960	1960	0	0	15	80.00	5.00

52 STOR WAREH – 0% - 0 Heated Area: 108 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 52 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 S12 E9 N12 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

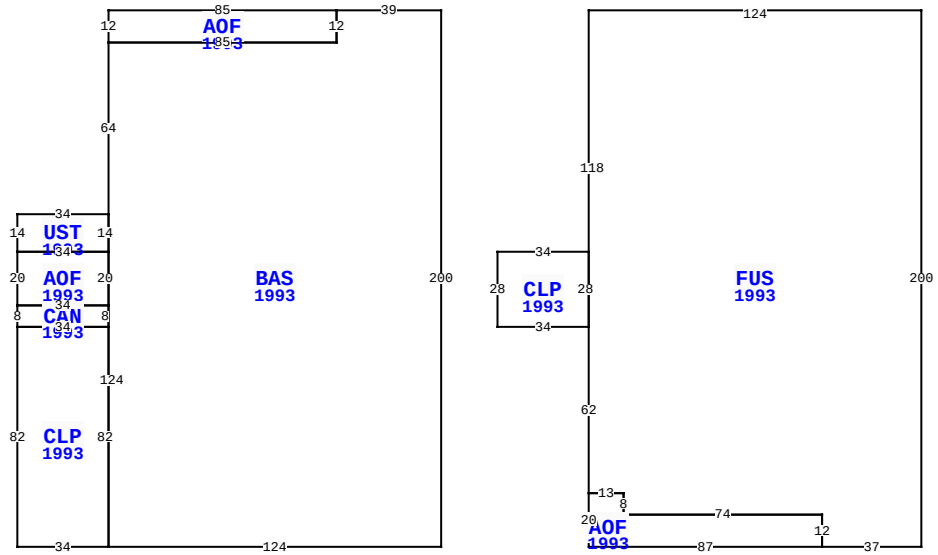
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	04	REIN CONC 100
Common Wall		30 100
Story Height		16 100
RMS		2 100
Stories	3.	3. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	680	185	1993	1,258	11,043
AOF	1,020	185	1993	1,887	16,564
AOF	1,148	185	1993	2,124	18,644
AOF	1,499	185	1993	2,773	24,341
BAS	23,301	100	1993	23,301	204,536
BAS	23,780	100	1993	23,780	208,741
CAN	272	30	1993	82	720
CLP	952	60	1993	571	5,012
CLP	2,788	60	1993	1,673	14,686
FUS	23,652	100	1993	23,652	207,617
TOTALS	79,568			81,339	713,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	81,339	95.9447	43.89	3,569,969	1940	1940	0	0	0	80.00	20.00

53 STOR WAREH – 0% - 0 Heated Area: 75080 HX Base Yr



** This building has 11 Sub-Areas

6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 53 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 AOF=[YR=1993] W85S12E85 N12 $ S12 W85S64
UST=[YR=1993] W34 S14 AOF=[YR=1993] S20CAN=[YR=1993] S8
CLP=[YR=1993] S82E34 N82W34$ E34N8 W34$ E34N20W34$ E34N14$
S124 E124N200$ PTR= E55 FUS=[YR=1993] E124 S200 W37
AOF=[YR=1993] W87 N20 E13 S8 E74 S12 $ N12 W74 N8 W13 N62
CLP=[YR=1993] W34 N28 E34 S28 $ N118 $ W55 $ PTR= E194
BAS=[YR=1993] 23301 $ AOF=[YR=1993] 1499 $ W194 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

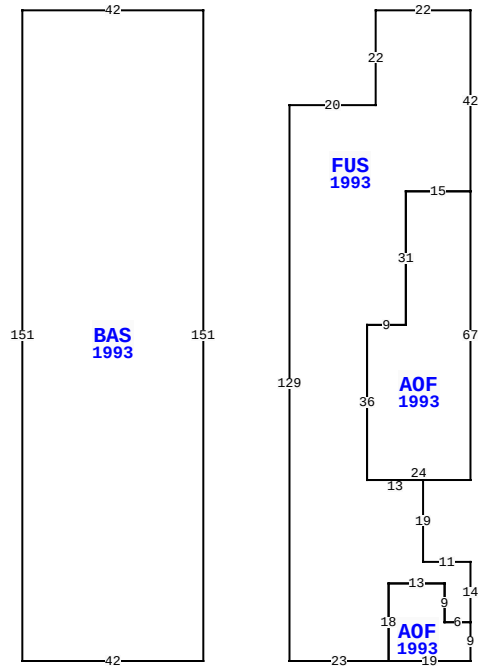
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	04	REIN CONC 100
Common Wall		20 100
Story Height		0 100
RMS		2 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	288	185	1993	533	1,064
AOF	1,329	185	1993	2,459	4,909
BAS	6,342	100	1993	6,342	12,662
FUS	4,076	100	1993	4,076	8,138
TOTALS	12,035			13,410	26,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	13,410	87.2721	39.93	535,461	1960	1960	0	0	15	80.00	5.00

54 STOR WAREH – 0% - 0 Heated Area: 12035 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

EXTRA FEATURES

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42S151E42N151$PTR= E40 FUS=[YR=1993] E22 S42 AOF=[YR=1993] W15 S31 W9 S36 E24 N67 $ W15 S31 W9 S36 E13 S19 E11 S14 AOF=[YR=1993] S9 W19 N18 E13 S9 E6 $ W6 N9 W13 S18 W23 N129 E20 N22 $ W40 $.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

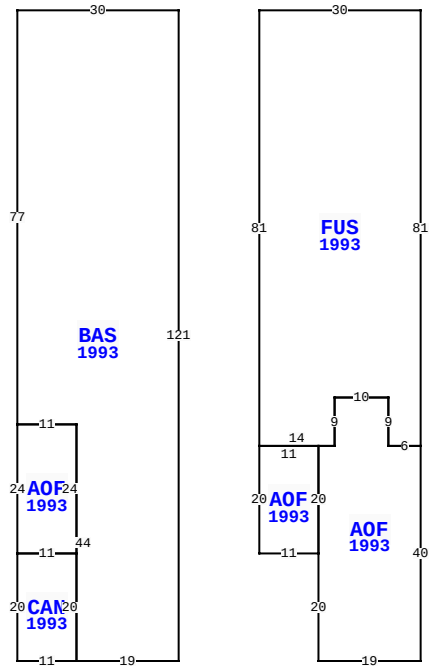
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		10 100
Story Height		41 100
RMS		3 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	220	185	1993	407	5,474
AOF	264	185	1993	488	6,564
AOF	850	185	1993	1,572	21,143
BAS	3,146	100	1993	3,146	42,314
CAN	220	30	1993	66	888
FUS	2,340	100	1993	2,340	31,473
TOTALS	7,040			8,019	107,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	8,019	146.9936	67.25	539,278	1970	1970	0	0	0	80.00	20.00

55 STOR WAREH – 0% - 0 Heated Area: 6820 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 55 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S77 AOF=[YR=1993] S24 CAN=[YR=1993] S20 E11 N20 W11 $ E11 N24 W11 $ E11 S44 E19 N121$
PTR=E15FUS=[YR=1993] E30S81AOF=[YR=1993] S40 W19 N20
AOF=[YR=1993] W11 N20 E11 S20 $ N20 E3 N9 E10 S9 E6 $ W6 N9 W10 S9 W14 N81 $ W15 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
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RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

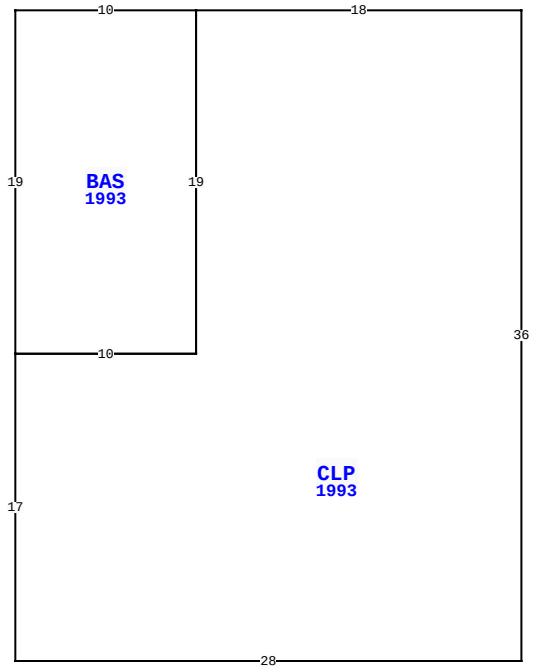
DOR CODE 4200 HEAVY MANUFACTURE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100	1993	190	3,389
CLP	818	60	1993	491	8,757
TOTALS	1,008			681	12,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	681	99.9583	45.73	31,142	1988	1988	0	0	0	61.00	39.00

56 STOR WAREH – 0% - 0 Heated Area: 190 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
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ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CLP=[YR=1993] W18 BAS=[YR=1993] W10 S19 E10 N19 $ S19 W10 S17 E28 N36 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

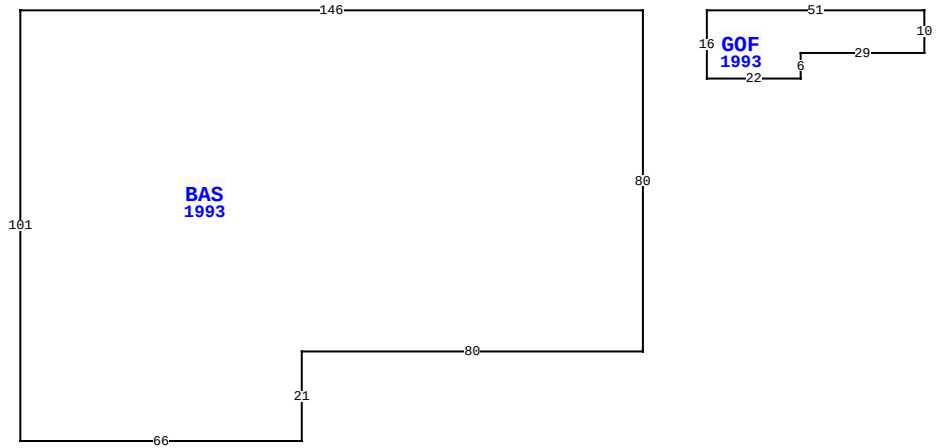
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 60
Exterior Wall	09	CORG ASB 40
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Common Wall		50 100
Story Height		35 100
RMS		1 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	13,066	100	1993	13,066	564,451
GOF	642	210	1993	1,348	58,234
TOTALS	13,708			14,414	622,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4201	06	14,414	117.5481	144.00	2,075,616	1940	1940	0	0	20	50.00	30.00

57 HEVY MANUF – 0% - 0 Heated Area: 13708 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W146 S101 E66 N21 E80 N80 $ PTR= E15
GOF=[YR=1993] E51 S10 W29 S6 W22 N16 $ W15 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

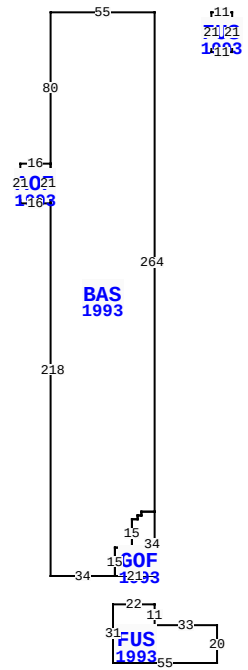
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		30 100
RMS		4 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	336	185	1993	622	50,345
BAS	15,863	100	1993	15,863	1,283,951
FUS	231	100	1993	231	18,697
FUS	1,342	100	1993	1,342	108,622
GOF	527	210	1993	1,107	89,601
TOTALS	18,299			19,165	1,551,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	19,165	132.1488	161.88	3,102,430	1940	1940	0	0	0	50.00	50.00

58 HEVY MANUF – 0% - 0 Heated Area: 18299 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 58 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S80 AOF=[YR=1993] W16 S21 E16 N21 $ S218 E34 GOF=[YR=1993] E21 N34 W7 S2 W2 S2 W3 S15 W9 S15 $ N15 E9 N15 E3 N2 E2 N2 E7 N264 $ PTR= E30 FUS=[YR=1993] E11 S21 W11 N21 $ W30 $ PTR= S313 FUS=[YR=1993] S11 E33 S20 W55 N31 E22 $ N313 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

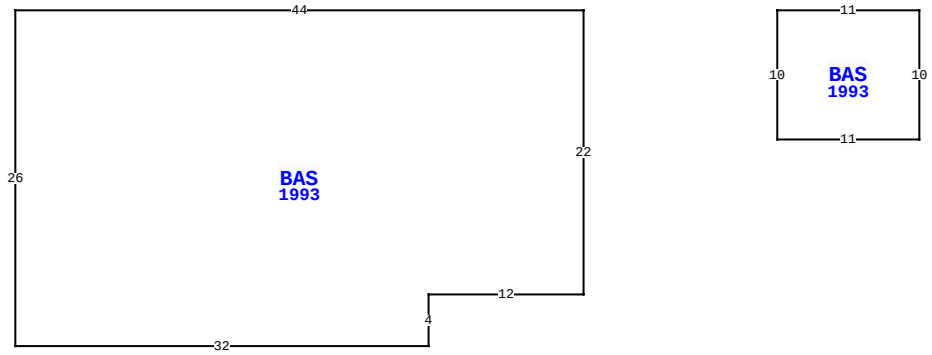
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		30 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100	1993	110	5,923
BAS	1,096	100	1993	1,096	59,018
TOTALS	1,206			1,206	64,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	1,206	61.0546	74.79	90,197	1980	1980	0	0	0	28.00	72.00

59 HEVY MANUF – 0% - 0 Heated Area: 1206 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S26 E32 N4 E12 N22 $ PTR= E15 BAS=[YR=1993] E11 S10 W11 N10 $ W15 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

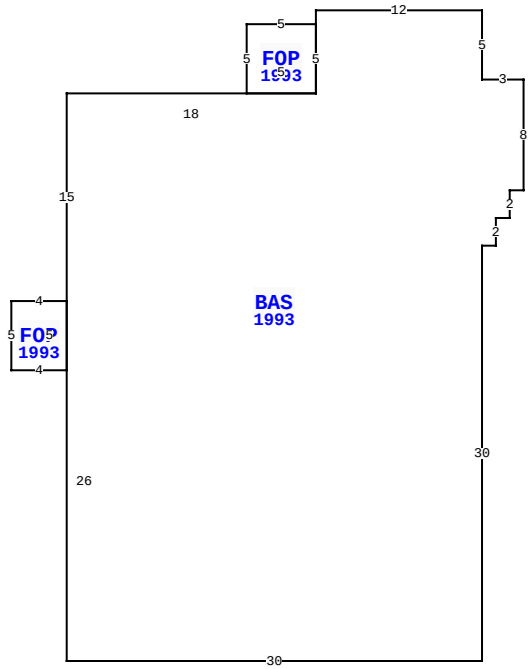
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	04	C ABOVE GD 50
Interior Floo	08	SHT VINYL 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1993	1,332	68,703
FOP	20	50	1993	10	516
FOP	25	50	1993	12	619
TOTALS	1,377			1,354	69,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	1,354	67.3596	94.64	128,143	1989	1989	0	0	0	45.50	54.50

60 OFFICE – 0% - 0 Heated Area: 1332 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N5 W12 S1 FOP=[YR=1993] W5 S5 E5 N5 $ S5 W18 S15 FOP=[YR=1993] W4 S5 E4 N5 $S26 E30 N30 E1 N2 E1 N2 E1 N8 $.

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Plumbing		19 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

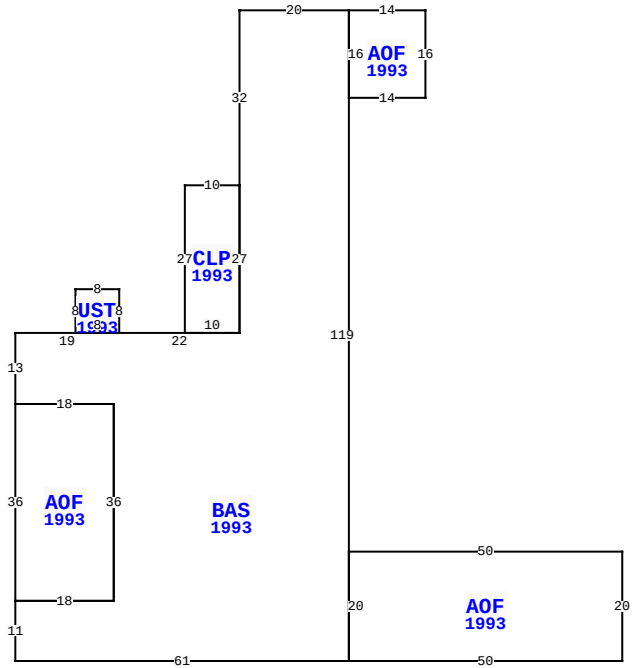
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	224	185	1993	414	17,117
AOF	648	185	1993	1,199	49,573
AOF	1,000	185	1993	1,850	76,489
BAS	4,192	100	1993	4,192	173,318
CLP	270	60	1993	162	6,698
UST	64	50	1993	32	1,323
TOTALS	6,398			7,849	324,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	7,849	67.5000	82.69	649,034	1940	1940	0	0	0	50.00	50.00

61 HEVY MANUF – 0% - 0 Heated Area: 6064 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W14 BAS=[YR=1993] W20 S32 CLP=[YR=1993] W10 S27
E10 N27 $ S27 W22 UST=[YR=1993] N8 W8 S8 E8 $ W19 S13
AOF=[YR=1993] S36 E18 N36 W18 $ E18 S36 W18 S11 E61
AOF=[YR=1993] E50 N20 W50 S20 $ N119 $ S16 E14 N16 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

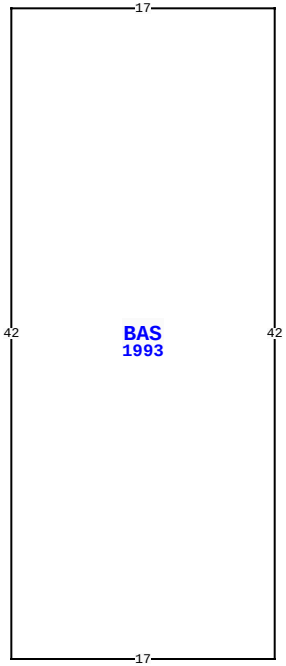
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	714	100	1993	714	28,778
TOTALS	714			714	28,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	714	60.9336	74.64	53,293	1970	1970	0	0	0	46.00	54.00

62 HEVY MANUF – 0% - 0 Heated Area: 714 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S42 E17 N42 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

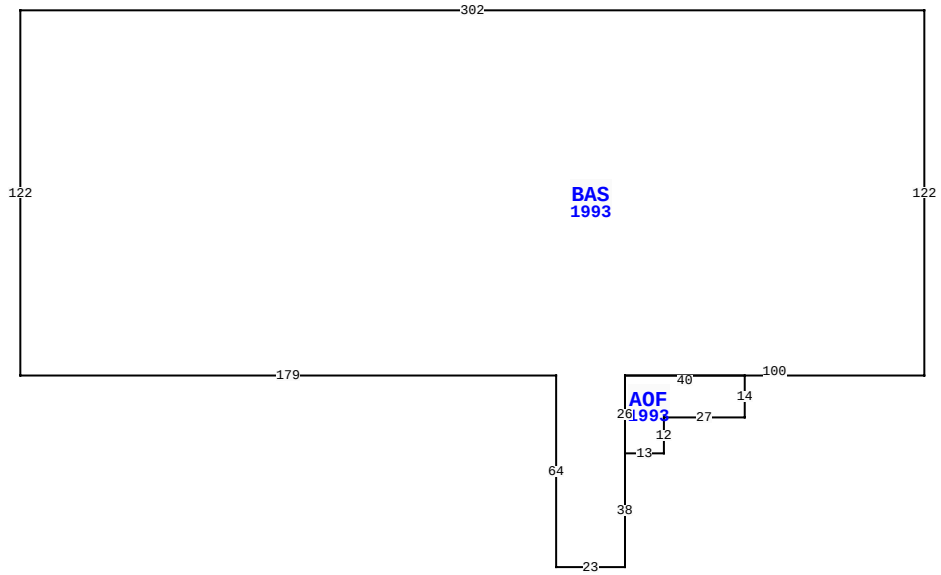
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 70
Exterior Wall	05	AVERAGE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		22 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	716	185	1993	1,325	60,752
BAS	38,316	100	1993	38,316	1,756,789
TOTALS	39,032			39,641	1,817,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	39,641	74.8604	91.70	3,635,080	1940	1940	0	0	0	50.00	50.00

63 HEVY MANUF – 0% - 0 Heated Area: 39032 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 63 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W302 S122 E179 S64 E23 N38 AOF=[YR=1993] E13 N12 E27 N14 W40 S26 $ N26 E100 N122 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

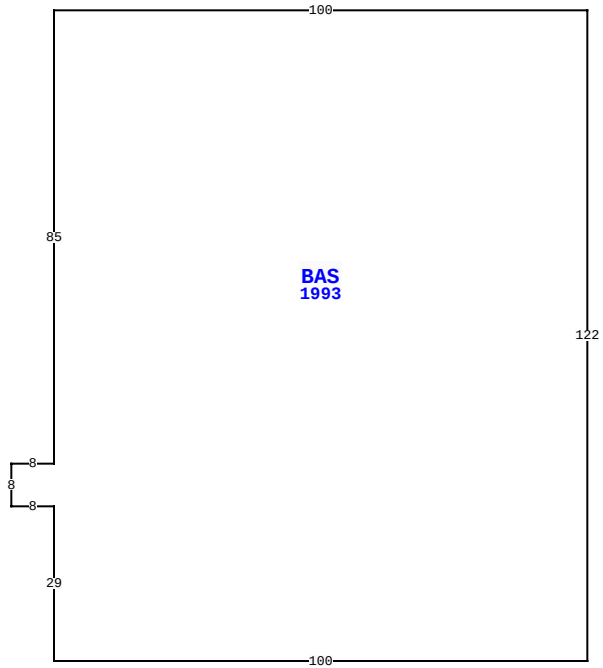
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		22 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,264	100	1993	12,264	766,071
TOTALS	12,264			12,264	766,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	12,264	101.9839	124.93	1,532,142	1960	1960	0	0	0	50.00	50.00

64 HEVY MANUF – 0% - 0 Heated Area: 12264 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W100 S85 W8 S8 E8 S29 E100 N122 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		26 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

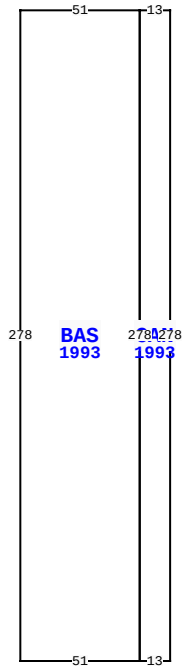
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,178	100	1993	14,178	88,953
CAN	3,614	30	1993	1,084	6,801
TOTALS	17,792			15,262	95,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	15,262	68.5670	31.37	478,769	1950	1950	0	0	0	80.00	20.00

65 STOR WAREH – 0% - 0 Heated Area: 14178 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 65 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W13 BAS=[YR=1993] W51 S278 E51 N278 $ S278 E13 N278 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

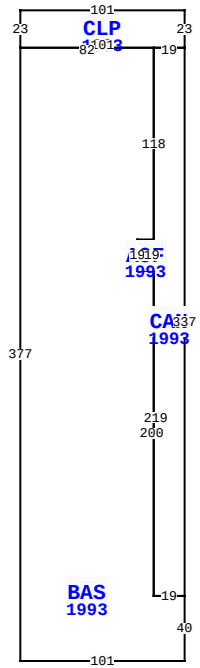
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 70
Exterior Wall	05	AVERAGE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	09	PINE WOOD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		24 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	190	185	1993	352	1,054
BAS	31,484	100	1993	31,484	94,232
CAN	6,403	30	1993	1,921	5,750
CLP	2,323	60	1993	1,394	4,172
TOTALS	40,400			35,151	105,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	35,151	65.4126	29.93	1,052,069	1940	1940	0	0	10	80.00	10.00

66 STOR WAREH – 0% - 0 Heated Area: 31674 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 66 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CLP=[YR=1993] W101 S23 BAS=[YR=1993] S377 E101 N40
CAN=[YR=1993] W337 S19 S118 AOF=[YR=1993] W10 S19 E10 N19 $
S219 E19 $ W19 N200 W10 N19 E10 N118 W82 $ E101 N23 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

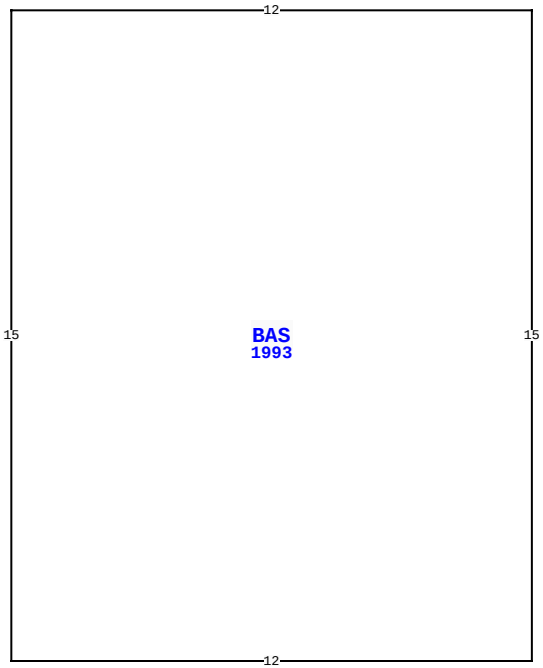
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100	1993	180	948
TOTALS	180			180	948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	180	57.5800	26.34	4,741	1960	1960	0	0	0	80.00	20.00

67 STOR WAREH – 0% - 0 Heated Area: 180 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
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TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S15 E12 N15 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

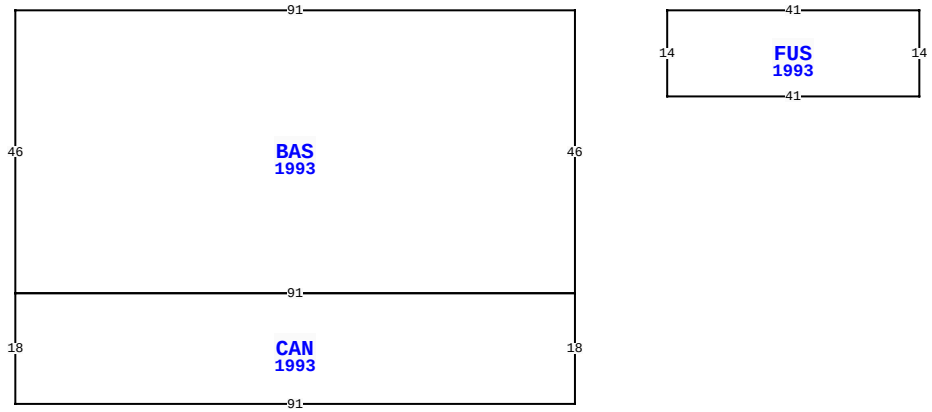
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,186	100	1993	4,186	8,320
CAN	1,638	30	1993	491	976
FUS	574	100	1993	574	1,141
TOTALS	6,398			5,251	10,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	5,251	86.8795	39.75	208,727	1940	1940	0	0	15	80.00	5.00

68 STOR WAREH – 0% - 0 Heated Area: 4760 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE		
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W91 S46 CAN=[YR=1993] S18 E91 N18 W91 $ E91 N46 $ PTR= E15 FUS=[YR=1993] E41 S14 W41 N14 $ W15 $.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

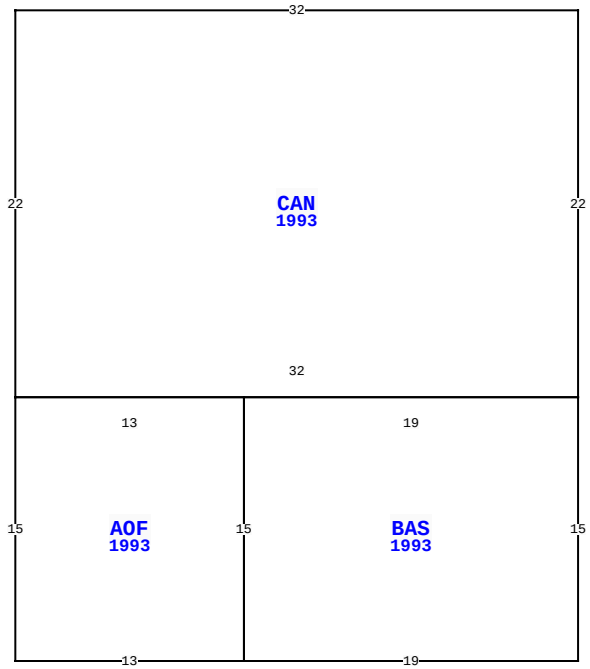
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 50
Exterior Wall	25	MOD METAL 50
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	195	185	1993	361	21,664
BAS	285	100	1993	285	17,103
CAN	704	30	1993	211	12,662
TOTALS	1,184			857	51,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	857	97.9776	120.02	102,857	1960	1960	0	0	0	50.00	50.00

69 HEVY MANUF – 0% - 0 Heated Area: 480 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 69 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W32 S22 AOF=[YR=1993] S15 E13 BAS=[YR=1993] E19 N15 W19 S15 $ N15 W13 $ E32 N22 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Common Wall		50 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

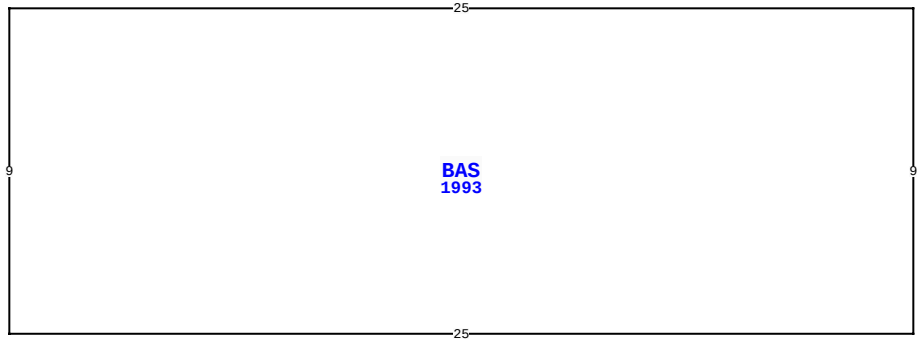
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	225	100	1993	225	11,710
TOTALS	225			225	11,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	225	84.9684	104.09	23,420	1960	1960	0	0	0	50.00	50.00

70 HEVY MANUF – 0% - 0 Heated Area: 225 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S9 E25 N9 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

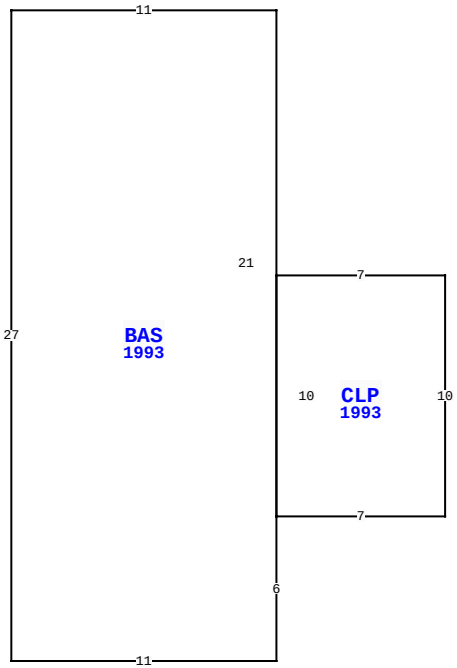
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	297	100	1993	297	2,597
CLP	70	60	1993	42	367
TOTALS	367			339	2,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	339	95.5622	43.72	14,821	1960	1960	0	0	0	80.00	20.00

71 STOR WAREH – 0% - 0 Heated Area: 297 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S27 E11 N6 CLP=[YR=1993] E7 N10 W7 S10 $ N21$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

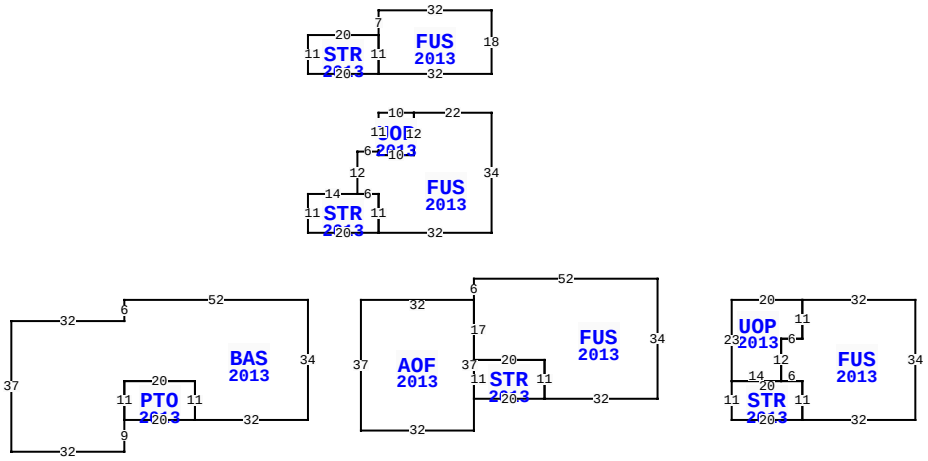
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		9 100
Stories	3.	3. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,184	185	2013	2,190	202,881
BAS	2,732	100	2013	2,732	253,091
FUS	576	100	2013	576	53,360
FUS	1,040	100	2013	1,040	96,345
FUS	1,160	100	2013	1,160	107,462
FUS	1,548	100	2013	1,548	143,405
PTO	220	5	2013	11	1,019
STR	220	10	2013	22	2,038
STR	220	10	2013	22	2,038
STR	220	10	2013	22	2,038
TOTALS	9,848			9,497	879,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	9,497	77.1706	94.53	897,751	2013	2013	0	0	0	2.00	98.00

72 HEVY MANUF – 0% - 0 Heated Area: 8240 HX Base Yr



** This building has 13 Sub-Areas

6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W52 S6 W32 S37 E32 N9 PTO=[YR=2013] E20 N11 W20 S11$ N11 E20 S11 E32 N34$ PTR= E15 AOF=[YR=2013] E32 FUS=[YR=2013] N6 E52 S34 W32 STR=[YR=2013] W20 N11 E20 S11$ N11 W20 N17$ S37 W32 N37$ W15$ PTR= E120 UOP=[YR=2013] E20 FUS=[YR=2013] E32 S34 W32 STR=[YR=2013] W20 N11 E20 S11$ N11 W6 N12 E6 N11$ S11 W6 S12 W14 N23$ W120$ PTR= N30 STR=[YR=2013] E14 FUS=[YR=2013] N12 E6 UOP=[YR=2013] N11 E10 S12 W10 N1$ S1 E10 N12 E22 S34 W32 N11 W6$ E6 S11 W20 N11$ S30$ PTR=N75 STR=[YR=2013] E20 FUS=[YR=2013] N7 E32 S18 W32 N11$ S11 W20 N11$ S75$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

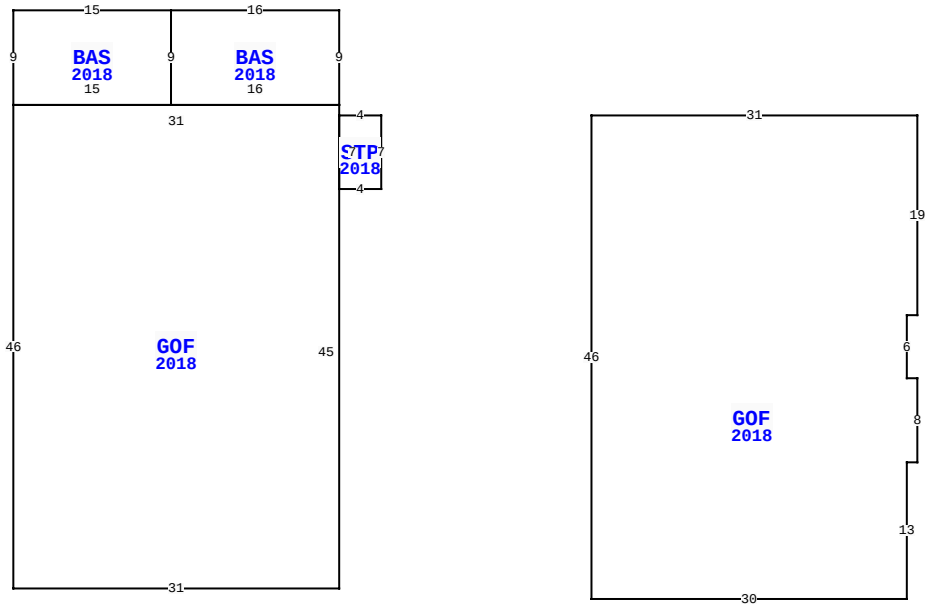
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	08	SHT VINYL 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		12 100
RMS		10 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	135	100	2018	135	17,335
BAS	144	100	2018	144	18,490
GOF	1,407	210	2018	2,955	379,431
GOF	1,426	210	2018	2,995	384,567
STP	28	10	2018	3	385
TOTALS	3,140			6,232	800,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	6,232	105.8803	129.70	808,290	2018	2018	0	0	0	1.00	99.00

73 HEVY MANUF – 0% - 0 Heated Area: 3112 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2018] W4 GOF=[YR=2018] N1 BAS=[YR=2018] N9 W16 BAS=[YR=2018] W15 S9 E15 N9$ S9 E16$ W31 S46 E31 N45$ S7 E4 N7$ PTR= E20 GOF=[YR=2018] E31 S19 W1 S6 E1 S8 W1 S13 W30 N46$ W20$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

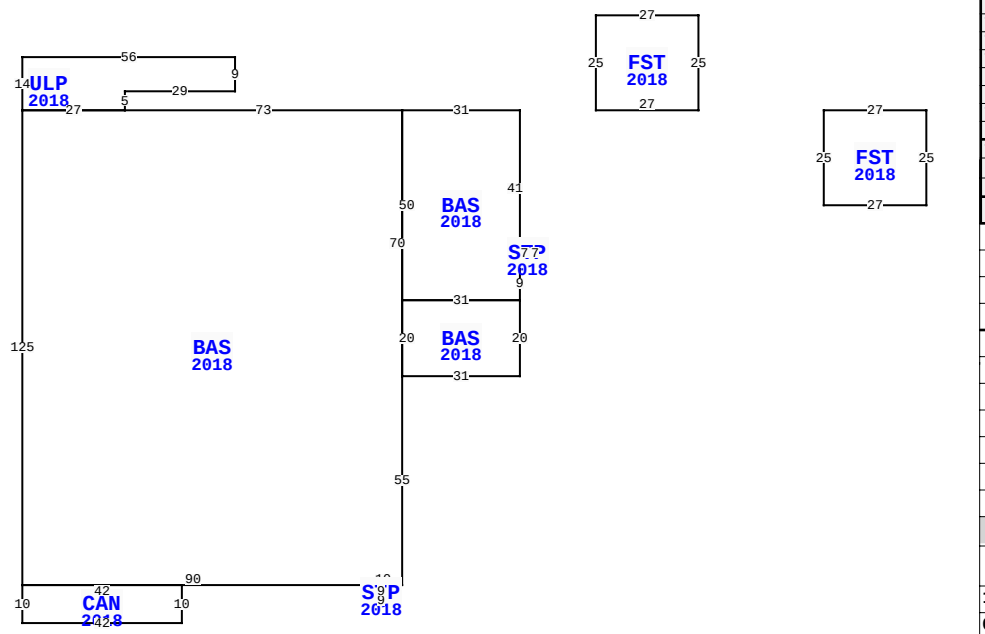
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	STAND SEAM 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100	2018	620	87,896
BAS	1,550	100	2018	1,550	219,740
BAS	12,500	100	2018	12,500	1,772,100
CAN	420	30	2018	126	17,863
FST	675	70	2018	472	66,914
FST	675	70	2018	472	66,914
STP	28	10	2018	3	426
STP	36	10	2018	4	567
ULP	639	30	2018	192	27,219
TOTALS	17,143			15,939	2,259,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	15,939	116.8992	143.20	2,282,465	2018	2018	0	0	0	1.00	99.00

74 HEVY MANUF – 0% - 0 Heated Area: 14670 HX Base Yr



6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 74 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W31 BAS=[YR=2018] W73 ULP=[YR=2018] N5 E29 N9 W56 S14 E27 $ W27 S125 CAN=[YR=2018] S10 E42 N10 W42$ E90 STP=[YR=2018] S4 E9 N4 W9$ E10 N55 BAS=[YR=2018] E31 N20 W31 S20$ N70$ S50 E31 N9 STP=[YR=2018] E4 N7 W4 S7$ N41$ PTR= E20 FST=[YR=2018] E27 N25 W27 S25$ W20 PTR= E80 FST=[YR=2018] E27 S25 W27 N25$ W80$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

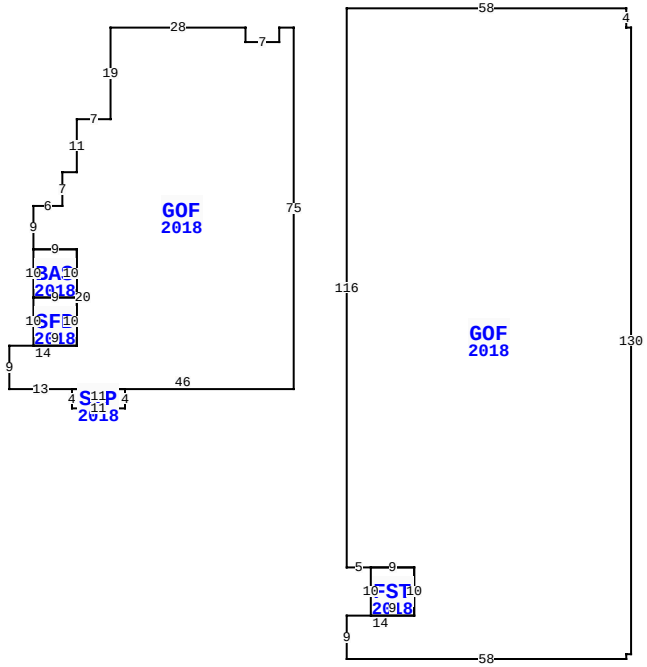
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		35 100
Frame	05	STEEL 100
Story Height		12 100
RMS		25 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100	2018	90	11,129
FST	90	70	2018	63	7,790
GOF	3,449	210	2018	7,243	895,604
GOF	7,820	210	2018	16,422	2,030,597
SFB	90	80	2018	72	8,903
STP	44	10	2018	4	495
TOTALS	11,583			23,894	2,954,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	23,894	101.9616	124.90	2,984,361	2018	2018	0	0	0	1.00	99.00

75 HEVY MANUF – 0% - 0 Heated Area: 11431 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE
XF DATE	07/31/2019	KK	LAND DATE 07/31/2019 KK
INC DATE			AG DATE

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

GOF=[YR=2018] W3 S3 W7 N3 W28 S19 W7 S11 W3 S7 W6 S9 BAS=[YR=2018] S10 SFB=[YR=2018] S10 E9 N10 W9$ E9 N10 W9$ E9 S20 W14 S9 E13 STP=[YR=2018] S4 E11 N4 W11$ E46 N75$PTR= E70 GOF=[YR=2018] W1 N4 W58 S116 E5 FST=[YR=2018] S10 E9 N10 W9$ E9 S10 W14 S9 E58 N1 E1 N130$ W70$.

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

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	STAND SEAM 100
Interior Wall	07	NONE 70
Interior Wall	05	DRYWALL 30
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		17 100
RMS		7 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	386	185	2018	714	79,133
BAS	51,321	100	2018	51,321	5,687,932
STP	112	10	2018	11	1,219
STR	230	10	2018	23	2,549
ULP	693	30	2018	208	23,053
TOTALS	52,742			52,277	5,793,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	52,277	91.3900	111.95	5,852,410	2018	2018	0	0	0	1.00	99.00

76 HEVY MANUF – 0% - 0 Heated Area: 51707 HX Base Yr

6 GUM ST, FERNANDINA BEACH

BLD DATE	07/31/2019 KK	LGL DATE	
XF DATE	07/31/2019 KK	LAND DATE	07/31/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 76 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] 51321$ AOF=[YR=2018] 386$ ULP=[YR=2018] 693$
STP=[YR=2018] 112$ STR=[YR=2018] 230$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS

ITT RAYONIER INCORPORATED MILL
SITE PLAT BOOK 2 PAGE 47 47A
NASSAU CO & OTHER PROP IN FDNA

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

00-00-31-1840-0000-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

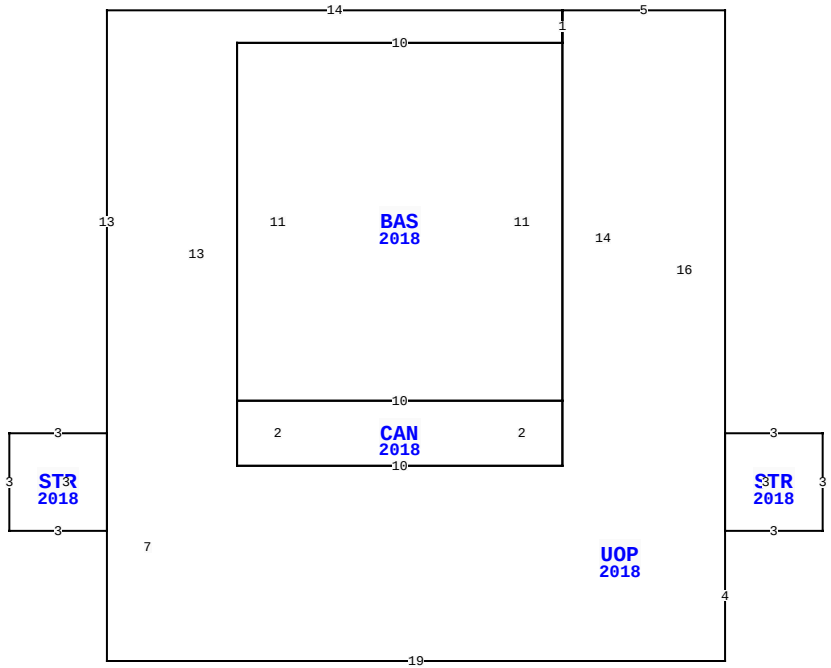
DOR CODE	4200	HEAVY MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	0	100	2018	0	0
BAS	110	100	2018	110	7,585
CAN	20	30	2018	6	414
STR	9	10	2018	1	69
STR	9	10	2018	1	69
UOP	250	30	2018	75	5,172
TOTALS	398			193	13,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	06	193	94.0170	76.62	14,788	2018	2018	0	0	0	10.00	90.00

77 MH OFFICE – 0% - 0 Heated Area: 110 HX Base Yr



BLD DATE	07/31/2019	KK	LGL DATE	
XF DATE	07/31/2019	KK	LAND DATE	07/31/2019 KK
INC DATE			AG DATE	

6 GUM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 77 of 77 2

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,572,652
TOTAL MARKET OB/XF VALUE	1,753,713
TOTAL LAND VALUE - MARKET	4,413,635
TOTAL MARKET VALUE	22,740,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,740,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740,000
TOTAL JUST VALUE	22,740,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,647,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0478	12/08/2004	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
1197/0679	12/23/2003	QC	Q	I	02	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: RAYONIER PERFORMANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] BAS=[YR=2018] W10 S11 CAN=[YR=2018] S2 E10 N2 W10$ E10 N11 UOP=[YR=2018] N1W14 S13 STR=[YR=2018] W3 S3 E3 N3$ S7 E19 N4 STR=[YR=2018] E3 N3 W3 S3$ N16 W5 S14 W10 N13 E10$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TD Total Acres: 146.44 Total Land Value: 4,413,635 Market: 0 Agricultural: 0 Common: 4,413,635 PRINTED 07/30/2025 BY SYS