ALL OF SEC PT OR 1872/920 (EX
R/W IN OR 2171/1280)

RAYONIER FOREST RESOURCES LP
C/O PROPERTY TAX COORDINATOR, 1 RAYONIER WAY
YULEE, FL 32097

2025

01-1N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

1 CRAWFORD RD HUNT CLUB, HILLIARD

BLD DATE	04/04/2007	JH	LGL DATE	
XF DATE			LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	10/23/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,857
TOTAL LAND VALUE - MARKET	1,962,000
TOTAL MARKET VALUE	305,947
SOH/AGL Deduction	18,353
ASSESSED VALUE	287,594
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,594
TOTAL JUST VALUE	1,974,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,640,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2283/1392	5/31/2019	MS	U	V	11	0
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: RAYONIER FOREST RES						
1872/0920	8/04/2013	SW	U	I	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: TIMBERLANDS HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
2	0680	POLE SHED	0	0	16	11	176.00	SF	10.00	10.00	100	1996	1996	3	23	405	
3	0510	GARAGE WD-	0	0	30	22	660.00	SF	35.00	35.00	100	1996	1996	3	23	5,313	
4	0752	USP	0	0	30	11	330.00	SF	15.00	15.00	100	1996	1996	3	23	1,139	

LAND DESCRIPTION

TOTAL OB/XF 12,857

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	447.00	AC		1.00	1.00	1.00	390.00	390.00	174,330							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	64.00	AC		1.00	1.00	1.00	525.00	525.00	33,600							
4	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	32.00	AC		1.00	1.00	1.00	685.00	685.00	21,920							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	96.00	AC		1.00	1.00	1.00	190.00	190.00	18,240							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	639.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	1,917,000							

REVIEW DATE 03/31/2020 BY TWA Total Acres: 640.00 Total Land Value: 293,090 Market: 1,917,000 Agricultural: 248,090 Common: 45,000 PRINTED 07/30/2025 BY SYS