PT SECS 33, 34, 35-3N-26E &
PT SECS 1, 2, 3, 4, 10, 11, 39
E WATERMAN MILL GRANT 2N-26E

RAYDIENT LLC
1 RAYONIER WAY
YULEE, FL 32097

2025

03-2N-26-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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 RAYONIER RD 93, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	02/15/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,526,975
TOTAL MARKET VALUE	1,052,946
SOH/AGL Deduction	0
ASSESSED VALUE	1,052,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,052,946
TOTAL JUST VALUE	6,526,975
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,173,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2794/974	6/16/2025	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: RAYDIENT LLC						
2283/1392	5/31/2019	MS	U	V	11	0
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: RAYONIER FOREST RES						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	989.27	AC		1.00	1.00	1.00	390.00	390.00	385,815							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	1,071.77	AC		1.00	1.00	1.00	525.00	525.00	562,679							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	549.75	AC		1.00	1.00	1.00	190.00	190.00	104,452							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	2,610.79	AC		1.00	1.00	1.00	2,500.00	2,500.00	6,526,975							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 2,610.79 Total Land Value: 1,052,946 Market: 6,526,975 Agricultural: 1,052,946 Common: 0 PRINTED 07/30/2025 BY SYS