PT N1/2 OF NE1/4 OF SE1/4
PT OR 1680/1088 &
PT OR 2290/198 BEING PARCEL 3

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

2025

05-1S-24-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	167
TOTAL MARKET VALUE	167
SOH/AGL Deduction	0
ASSESSED VALUE	167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167
TOTAL JUST VALUE	167
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0123	1/19/2021	QC	U	V	11	100
GRANTOR: GREFE RICHARD FREDERI						
GRANTEE: RAYDIENT LLC DBA RA						
2290/0198	7/09/2019	QC	U	V	11	100
GRANTOR: WEST NANCY R						
GRANTEE: RAYDIENT LLC						

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	009602	C	RETENTION PO	0		OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	100.00	100.00	167							

REVIEW DATE 05/14/2024 BY WWA Total Acres: 1.67 Total Land Value: 167 Market: 0 Agricultural: 0 Common: 167 PRINTED 07/30/2025 BY SYS