



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																																																										
<table border="1"> <tr> <td colspan="10">DOR CODE</td> <td colspan="10">5500</td> <td colspan="10">TIMBERLAND 80-89</td> </tr> <tr> <td colspan="10">MAP NUM</td> <td colspan="10"></td> <td colspan="10">MKT AREA</td> <td colspan="10">05</td> </tr> <tr> <td colspan="10">NEIGHBORHOOD/LOC</td> <td colspan="10"></td> <td colspan="10">5001.00</td> </tr> <tr> <td>AREA TYPE</td> <td>TOTAL GROSS AREA</td> <td>PCT OF BASE</td> <td>YEAR</td> <td>TOT ADJ AREA</td> <td>SUBAREA MARKET VALUE</td> <td colspan="16"></td> </tr> </table>																						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																
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REVIEW DATE 05/13/2025 BY MLU Total Acres: 320.00 Total Land Value: 126,125 Market: 960,000 Agricultural: 126,125 Common: 0 PRINTED 07/30/2025 BY SYS																																																																																																																																															

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	960,000
TOTAL MARKET VALUE	126,125
SOH/AGL Deduction	0
ASSESSED VALUE	126,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,125
TOTAL JUST VALUE	960,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	704,000

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	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: TIMBERLANDS HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS