PT FRACL SEC'S 17 & 59-3N-28E
& PT OF UN-NUMBERED ACREAGE
TRACT OF MILL SITE TRACT OF

RAYONIER PERFORMANCE FIBERS LLC
1301 RIVERPLACE BLVD STE 2300
JACKSONVILLE, FL 32207

2025

17-3N-28-0000-0002-0020

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	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		26 100
RMS		1 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

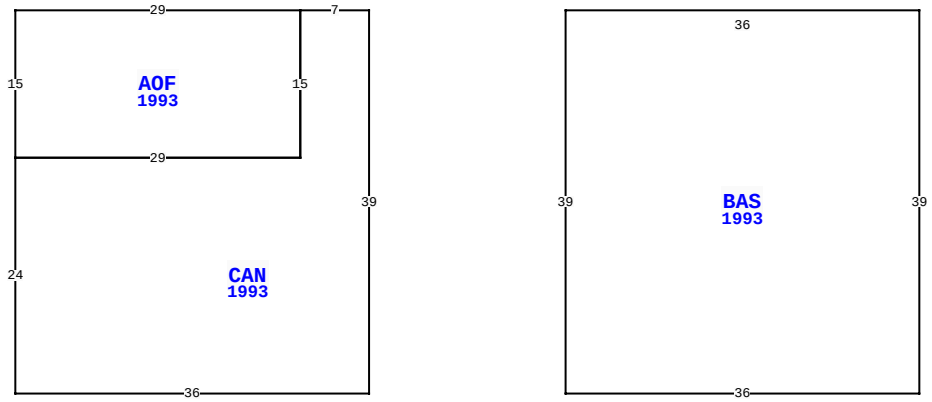
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	435	185	1993	805	103,539
BAS	1,404	100	1993	1,404	180,581
CAN	969	30	1993	291	37,428
TOTALS	2,808			2,500	321,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	2,500	112.8960	138.30	345,750	1988	2000	0	0	0	7.00	93.00

1 HEVY MANUF – 0% - 0 Heated Area: 1839 HX Base Yr



95 GUM ST, FERNANDINA BEACH

BLD DATE	03/22/2019 KK	LGL DATE	
XF DATE		LAND DATE	03/22/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	371,434
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	292,952
TOTAL MARKET VALUE	664,386
SOH/AGL Deduction	127,941
ASSESSED VALUE	536,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	536,445
TOTAL JUST VALUE	664,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	630,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/1217	6/13/2014	QC	U	I	11	100

GRANTOR: RAYONIER INC

GRANTEE: RAYONIER PERFORMANC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S39 E36 N39 $ PTR= W56CAN=[YR=1993] W7
AOF=[YR=1993] W29 S15 E29 N15 $ S15 W29 S24 E36 N39 $ E56 $.

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
1	004800	C	WAREHOUSE	0	0006	I-2	0.00	0.00	186,001.00	SF		1.00	1.00	0.90	1.75	1.58	292,952							

REVIEW DATE 04/23/2024 BY TD Total Acres: 4.27 Total Land Value: 292,952 Market: 0 Agricultural: 0 Common: 292,952 PRINTED 07/30/2025 BY SYS

PT FRACL SEC'S 17 & 59-3N-28E
& PT OF UN-NUMBERED ACREAGE
TRACT OF MILL SITE TRACT OF

RAYONIER PERFORMANCE FIBERS LLC
1301 RIVERPLACE BLVD STE 2300
JACKSONVILLE, FL 32207

2025

17-3N-28-0000-0002-0020

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	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		20 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

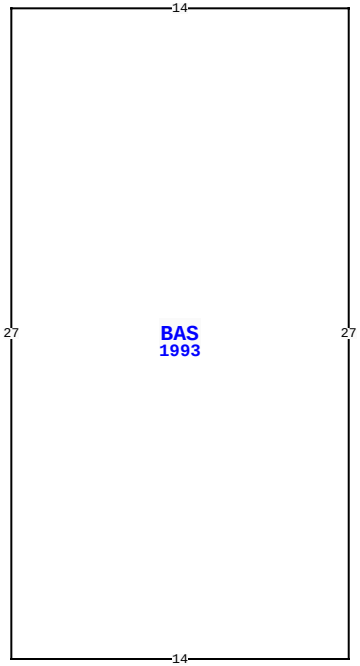
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	378	100	1993	378	40,052
TOTALS	378			378	40,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4201	06	378	96.1065	117.73	44,502	1988	1995	0	0	0	10.00	90.00

2 HEVY MANUF – 0% - 0 Heated Area: 378 HX Base Yr



95 GUM ST, FERNANDINA BEACH

BLD DATE	03/22/2019 KK	LGL DATE	
XF DATE		LAND DATE	03/22/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	371,434
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	292,952
TOTAL MARKET VALUE	664,386
SOH/AGL Deduction	127,941
ASSESSED VALUE	536,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	536,445
TOTAL JUST VALUE	664,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	630,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1923/1217	6/13/2014	QC	U	I	11	100

GRANTOR: RAYONIER INC

GRANTEE: RAYONIER PERFORMANC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S27 E14 N27 $.

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: 4.27 Total Land Value: 292,952 Market: 0 Agricultural: 0 Common: 292,952 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 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
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

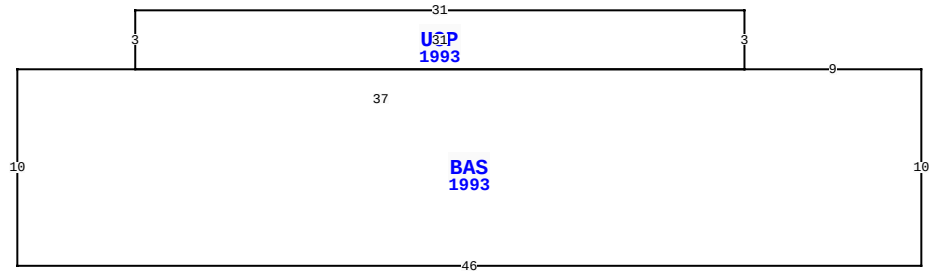
DOR CODE 4800 WAREHOUSE-STORAGE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100	1993	460	9,366
UOP	93	25	1993	23	469
TOTALS	553			483	9,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	02	483	89.0000	40.72	19,668	1975	1995	0	0	0	50.00	50.00

3 PREFAB MTL – 0% - 0 Heated Area: 460 HX Base Yr



95 GUM ST, FERNANDINA BEACH

BLD DATE	03/22/2019 KK	LGL DATE	
XF DATE		LAND DATE	03/22/2019 KK
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VALUATION SUMMARY

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	630,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/1217	6/13/2014	QC	U	I	11	100

GRANTOR: RAYONIER INC
GRANTEE: RAYONIER PERFORMANC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UOP=[YR=1993] N3 W31 S3 E31 $ W37 S10 E46 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: 4.27 Total Land Value: 292,952 Market: 0 Agricultural: 0 Common: 292,952 PRINTED 07/30/2025 BY SYS