BLACKROCK SITE
PT OR 231/215 &
PT EX PER OR 1083/770

ROCKTENN CP LLC/
C/O SMURFIT WESTROCK ATTN: AR, 600 N 8TH ST
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0000-0001-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/22/2024 KBA
INC DATE		AG DATE	10/22/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	509,320
TOTAL MARKET VALUE	2,921
SOH/AGL Deduction	0
ASSESSED VALUE	2,921
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,921
TOTAL JUST VALUE	509,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0976/1628	3/20/2001	WD	U	V	07	100
GRANTOR: JEFFERSON SMURFIT COR						
GRANTEE: RAYONIER WOODLANDS						
0905/1032	10/28/1999	WD	U	V	09	47,473,500
GRANTOR: JEFFERSON SMURFIT COR						
GRANTEE: R 1999 TIMBERLANDS						

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	7.49	AC		1.00	1.00	1.00	390.00	390.00	2,921							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.49	AC		1.00	1.00	0.80	85,000.00	68,000.00	509,320							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 7.49 Total Land Value: 2,921 Market: 509,320 Agricultural: 2,921 Common: 0 PRINTED 07/30/2025 BY SYS