PT OR 407/482 & OR 909/1587
(CVNTS & RSTRCTNS & ESMTS
IN OR 646/995)

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

2025

25-2N-28-0000-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

EAST SR 200, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,613
TOTAL MARKET VALUE	25,613
SOH/AGL Deduction	2,598
ASSESSED VALUE	23,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,015
TOTAL JUST VALUE	25,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/1929	10/26/2017	MS	U	V	11	100

GRANTOR: TERRAPOINTE LLC ET AL
GRANTEE: RAYDIENT LLC DBA RA

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	001000	C	COMMERCIAL	0		OR	0.00	0.00	48,787.00	SF		1.00	1.00	0.15	3.50	0.53	25,613							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 25,613 Market: 0 Agricultural: 0 Common: 25,613 PRINTED 07/30/2025 BY SYS