N1/2 & N1/2 OF SW1/4 & SE1/4
OF SW1/4 OF SEC 27-2N-24E
BEING ONLY PT LYING N OF RIVER

RAYONIER FOREST RESOURCES LP
C/O PROPERTY TAX COORDINATOR, 1 RAYONIER WAY
YULEE, FL 32097

2025

27-2N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

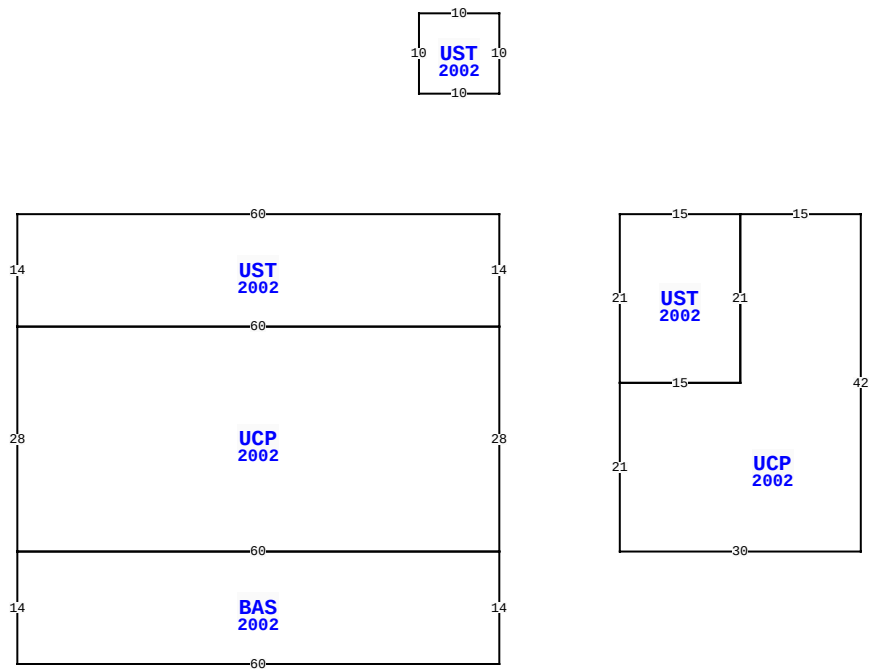
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		14 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2002	840	93,475
UCP	945	20	2002	189	21,032
UCP	1,680	20	2002	336	37,390
UST	100	40	2002	40	4,451
UST	315	40	2002	126	14,022
UST	840	40	2002	336	37,390
TOTALS	4,720			1,867	207,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,867	99.0045	139.10	259,700	2002	2002	0	0	0	20.00	80.00

1 OFFICE – 0% - 0 Heated Area: 840 HX Base Yr



614255 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	207,760
TOTAL MARKET OB/XF VALUE	421
TOTAL LAND VALUE - MARKET	1,469,550
TOTAL MARKET VALUE	434,498
SOH/AGL Deduction	26,863
ASSESSED VALUE	407,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	407,635
TOTAL JUST VALUE	1,677,731
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,432,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029258	NEW CONSTR	41,580	10/10/2002
M025831	REMODEL	0	04/01/2002
B006755	REMODEL	5,200	03/01/2000
E974062	NEW CONSTR	0	09/01/1997
B9602768	REMODEL	5,000	12/01/1995
7062	NEW CONSTR	1,000	11/07/1990

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

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2002] W60 S14 UCP=[YR=2002] S28 BAS=[YR=2002] S14 E60 N14 W60 $ E60 N28 W60 $ E60 N14 $ PTR= E15 UST=[YR=2002] E15 UCP=[YR=2002] E15 S42 W30 N21 E15 N21 $ S21 W15 N21 $W15 $ PTR= N15 UST=[YR=2002] N10 W10 S10 E10 $ S15 $.

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
1	0940	SHEDS/PORT	0	0	12	9	108.00	SF	19.50	19.50	100	2002	2002	3	20	421	

LAND DESCRIPTION

TOTAL OB/XF 421

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	329.85	AC		1.00	1.00	1.00	390.00	390.00	128,642							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	75.00	AC		1.00	1.00	1.00	525.00	525.00	39,375							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	70.00	AC		1.00	1.00	1.00	190.00	190.00	13,300							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	474.85	AC		1.00	1.00	1.00	3,000.00	3,000.00	1,424,550							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 475.85 Total Land Value: 226,317 Market: 1,424,550 Agricultural: 181,317 Common: 45,000 PRINTED 07/30/2025 BY SYS