PT OF FRAC SEC 32-4N-27E
PT OR 1464/1014

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

2025

32-4N-27-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

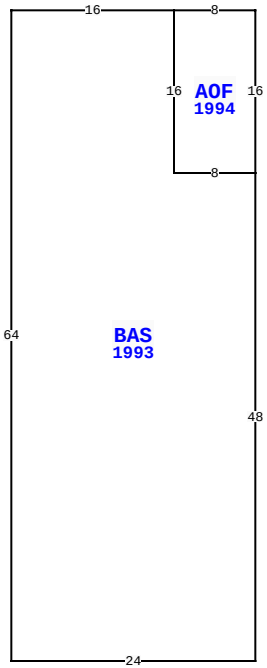
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	128	100	1994	128	1,334
BAS	1,408	100	1993	1,408	14,680
TOTALS	1,536			1,536	16,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	1,536	35.5320	18.83	28,923	1984	1984	0	0	0	44.63	55.37

1 ACCESORY U - 0% - 0 Heated Area: 1536 HX Base Yr



77784 RAYONIER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	24,269
TOTAL MARKET OB/XF VALUE	5,486
TOTAL LAND VALUE - MARKET	1,382,388
TOTAL MARKET VALUE	139,980
SOH/AGL Deduction	17,673
ASSESSED VALUE	122,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,307
TOTAL JUST VALUE	1,412,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,406,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25110	ELEC OTHER	0	06/01/2012

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						
1464/1014	12/08/2006	WD	Q	V	06	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: RAYONIER TIMBERLAND						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1994] W8 BAS=[YR=1993] W16 S64 E24 N48 W8 N16$ S16 E8 N16$.

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	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1984	1984	3	20	40	
2	0350	CARPORT WD	0	0	16	12	192.00	SF	8.58	8.58	100	1984	1984	3	20	329	
3	0681	POLE SHED	0	0	6	6	36.00	SF	15.00	15.00	100	2000	2000	3	27	146	
4	0810	CONCRETE A	0	0	8	4	36.00	SF	6.50	6.50	100	1984	1984	3	41	96	
5	0810	CONCRETE A	0	0	44	10	440.00	SF	6.50	6.50	100	1984	1984	3	41	1,173	
6	0810	CONCRETE A	0	0	0	0	128.00	SF	6.50	6.50	100	1984	1984	3	41	341	
7	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	1984	1984	3	20	96	
8	0855	CONC PAVER	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	77	3,080	
9	0855	CONC PAVER	0	0	12	2	24.00	SF	10.00	10.00	100	2000	2000	3	77	185	

LAND DESCRIPTION

TOTAL OB/XF 5,486

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	009900	C	ACREAGE NON-	0		PD -	E 0.00	0.00	5.25	AC		1.00	1.00	1.00	2,550.00	2,550.00	13,388							
2	005000	C	AGRICULTURAL	0		PD -	E 0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
3	005500	A	TIMBER 2 N S	0		PD -	E 0.00	0.00	4.59	AC		1.00	1.00	1.00	525.00	525.00	2,410							
4	005600	A	TIMBER 3 N S	0		PD -	E 0.00	0.00	21.00	AC		1.00	1.00	1.00	390.00	390.00	8,190							
5	005902	A	HARDWOOD SI	0		PD -	E 0.00	0.00	6.51	AC		1.00	1.00	1.00	190.00	190.00	1,237							
6	009910	M	MARKET VALUE	0		PD -	E 0.00	0.00	32.10	AC		1.00	1.00	1.00	40,000.00	40,000.00	1,284,000							

REVIEW DATE 09/25/2020 BY KK Total Acres: 38.35 Total Land Value: 110,225 Market: 1,284,000 Agricultural: 11,837 Common: 98,388 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	06	BD/BATTEN 100
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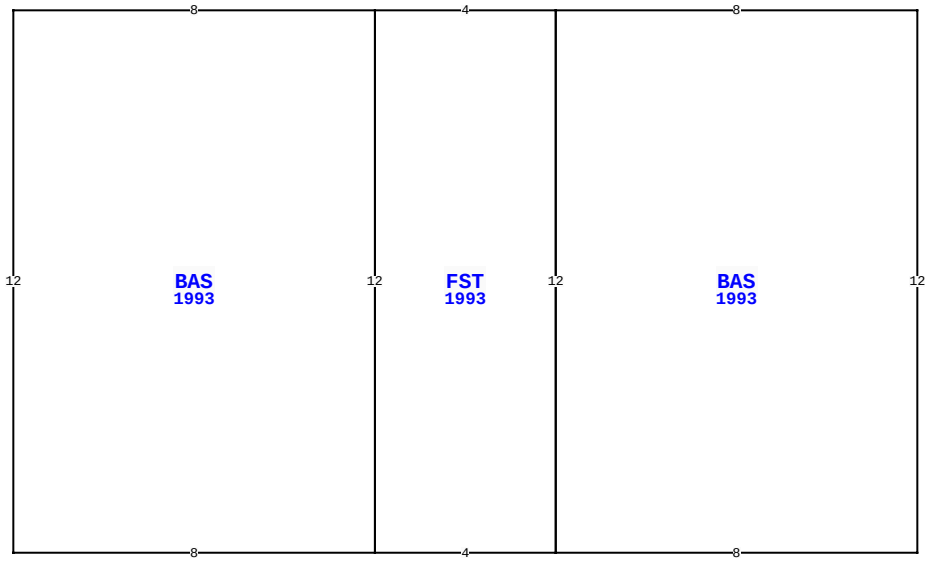
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100	1993	96	3,669
BAS	96	100	1993	96	3,669
FST	48	50	1993	24	917
TOTALS	240			216	8,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	216	103.0050	54.59	11,791	1984	1984	0	0	0	30.00	70.00

2 ACCESORY U – 0% - 0 Heated Area: 192 HX Base Yr



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GRANTEE: RAYONIER TIMBERLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FST=[YR=1993] W4 BAS=[YR=1993] W8 S12 E8 N12$ S12 E4 N12$ S12 E8 N12$.

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

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