ALL OF SE OF ROW
PT OR 1872/920
EX 1-1

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

**2025**

**34-4N-26-0000-0001-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

OWENS FARM RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | 10/22/2024 KBA |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,624,950 |
| TOTAL MARKET VALUE | 214,989 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 214,989 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 214,989 |
| TOTAL JUST VALUE | 1,624,950 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,191,630 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### 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 | V | 11 | 100 |
| GRANTOR: RAYONIER FOREST RESOU | | | | | | |
| GRANTEE: TIMBERLANDS HOLDING | | | | | | |

### 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 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 127.00 | AC | | 1.00 | 1.00 | 1.00 | 525.00 | 525.00 | 66,675 | | | | | | | |
| 2 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 347.65 | AC | | 1.00 | 1.00 | 1.00 | 390.00 | 390.00 | 135,584 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 67.00 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 12,730 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 541.65 | AC | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 1,624,950 | | | | | | | |

REVIEW DATE 05/13/2025 BY MLU Total Acres: 541.65 Total Land Value: 214,989 Market: 1,624,950 Agricultural: 214,989 Common: 0 PRINTED 07/30/2025 BY SYS