CHARLES SETON GRANT
37-4N-26E IN OR 2090/1189

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

2025

37-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

HORNE LAKE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2019 MF
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	120,000
TOTAL MARKET VALUE	6,952
SOH/AGL Deduction	0
ASSESSED VALUE	6,952
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,952
TOTAL JUST VALUE	120,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,000

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						
2090/1189	12/22/2016	SW	Q	V	01	79,000
GRANTOR: KIRKLAND FAYE R LIVIN						
GRANTEE: TERRAPOINTE LLC						

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	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	15.00	AC		1.00	1.00	0.90	515.00	463.50	6,952							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	120,000							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 15.00 Total Land Value: 6,952 Market: 120,000 Agricultural: 6,952 Common: 0 PRINTED 07/30/2025 BY SYS