



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 200,000 TOTAL MARKET VALUE 6,040 SOH/AGL Deduction 0 ASSESSED VALUE 6,040 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,040 TOTAL JUST VALUE 200,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 200,000																							
DOR CODE 5600						TIMBERLAND 70-79																																		
MAP NUM						MKT AREA											04																							
NEIGHBORHOOD/LOC						4031.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS						EAST SR 200, YULEE																																		
EXTRA FEATURES																	BLD DATE XF DATE INC DATE																							
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																								
																	LGL DATE LAND DATE AG DATE																							
																	10/22/2024 KBA																							
																	10/22/2024 KBA																							
																	OFF RECORD Number DATE TYPE 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 1208/0822 2/13/2004 QC U V 07 100 GRANTOR: RAYONIER FOREST RESOU GRANTEE: RAYLAND LLC																							
																	BUILDING NOTES																							
																	BUILDING DIMENSIONS																							
LAND DESCRIPTION																	TOTAL OB/XF																							
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																
1	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	11.20	AC		1.00	1.00	1.00	390.00	390.00	4,368																							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.80	AC		1.00	1.00	1.00	190.00	190.00	1,672																							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	200,000																							
REVIEW DATE 04/30/2024 BY KBA																	Total Acres: 20.00				Total Land Value: 6,040				Market: 200,000				Agricultural: 6,040				Common: 0				PRINTED 07/30/2025 BY SYS			