PT E OF US 1
PT OR 461/494 & PT 718/336
EX 4-1 & 4-4

RAYDIENT LLC
1 RAYONIER WAY
YULEE, FL 32097

2025

38-4N-24-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

DAVIS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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	588,280
TOTAL MARKET VALUE	40,722
SOH/AGL Deduction	0
ASSESSED VALUE	40,722
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,722
TOTAL JUST VALUE	588,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	534,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2462/1172	5/14/2021	SW	U	V	30	100
GRANTOR: WALLING DAVID W & DEB						
GRANTEE: RAYDIENT LLC						
2462/1165	5/14/2021	TD	U	V	30	2,328,500
GRANTOR: FUQUA RICHARD WAYNE &						
GRANTEE: RAYDIENT 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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	102.00	AC		1.00	1.00	1.00	390.00	390.00	39,780							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.96	AC		1.00	1.00	1.00	190.00	190.00	942							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	106.96	AC		1.00	1.00	1.00	5,500.00	5,500.00	588,280							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 106.96 Total Land Value: 40,722 Market: 588,280 Agricultural: 40,722 Common: 0 PRINTED 07/30/2025 BY SYS