PT E WATERMAN GRANT
SEC 41-3N-26E BEING ONLY PT
LYING SLY OF SEC 40-3N-26E &

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

2025

41-3N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 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	1,072,875
TOTAL MARKET VALUE	167,368
SOH/AGL Deduction	0
ASSESSED VALUE	167,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,368
TOTAL JUST VALUE	1,072,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,319,868

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	429.15	AC		1.00	1.00	1.00	390.00	390.00	167,368							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	429.15	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,072,875							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 429.15 Total Land Value: 167,368 Market: 1,072,875 Agricultural: 167,368 Common: 0 PRINTED 07/30/2025 BY SYS