PT E WATERMAN MILL GRANT
SEC 44-2N-27E IN OR 1372/1572
BEING PARAGRAPH 2 OF EXHIBIT

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
1109 SOUTH MARION AVENUE
LAKE CITY, FL 32025-5874

2025

44-2N-27-0000-0001-0340

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	STATE	
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

EAST SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/27/2022 DCA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		605
TOTAL MARKET VALUE		605
SOH/AGL Deduction		0
ASSESSED VALUE		605
TOTAL EXEMPTION VALUE	05	605
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2446/1815	3/25/2021	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: RAYDIENT LLC						
2153/1929	10/26/2017	MS	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: RAYDIENT LLC DBA RA						

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	009602	C	RETENTION PO	0		PD -	E 0.00	0.00	6.05	AC		1.00	1.00	1.00	100.00	100.00	605							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 6.05 Total Land Value: 605 Market: 0 Agricultural: 0 Common: 605 PRINTED 07/30/2025 BY SYS