PT THOMAS MAY GRANT
SEC 43-3N-27E,PT E WATERMAN
GRANT SEC 50-3N-27E,PT JOHN

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

2025

50-3N-27-0000-0001-0280

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

78700 SEED ORCHARD WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/28/2023 DC
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	482,670
TOTAL MARKET VALUE	83,663
SOH/AGL Deduction	0
ASSESSED VALUE	83,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,663
TOTAL JUST VALUE	482,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	599,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2283/1392	12/31/2018	MS	U	V	11	0
GRANTOR: RAYONIER TIMBER COMPA						
GRANTEE: RAYONIER FOREST RES						
2153/1929	10/26/2017	MS	U	V	11	0
GRANTOR: TERRAPOINTE LLC						
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	005600	A	TIMBER 3 N S	0		PD -	E 0.00	0.00	214.52	AC		1.00	1.00	1.00	390.00	390.00	83,663							
2	009910	M	MARKET VALUE	0		PD -	E 0.00	0.00	214.52	AC		1.00	1.00	1.00	2,250.00	2,250.00	482,670							

REVIEW DATE 07/28/2023 BY DC Total Acres: 214.52 Total Land Value: 83,663 Market: 482,670 Agricultural: 83,663 Common: 0 PRINTED 07/30/2025 BY SYS