



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	06	CUST PANEL 60			
Interior Wall	05	DRYWALL 40			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		6 100			
Frame	02	WOOD FRAME 100			
Story Height		9 100			
RMS		11 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE		5000IMPROVED AG			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC		4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,486	100	1993	2,486	184,085
FOP	16	30	1993	5	371
FOP	16	30	1993	5	371
FOP	176	30	1993	53	3,924
TOTALS	2,694			2,549	188,750

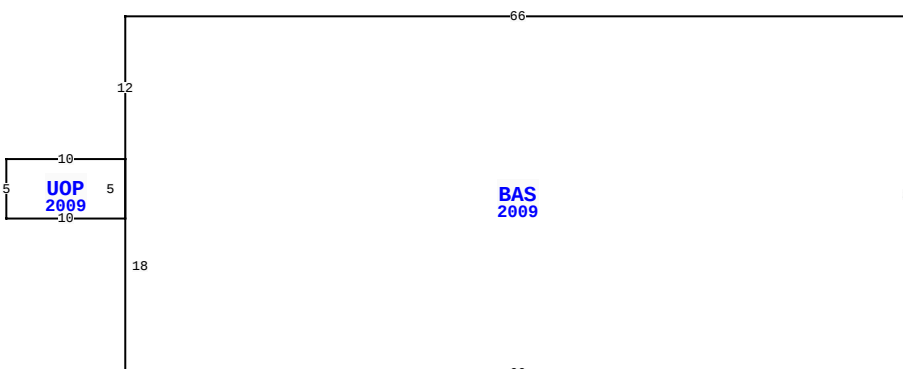
MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,549	92.4643	129.91	331,141	1990	1990		0	0	43.00	57.00
1 OFFICE - 0% - 0												
Heated Area: 2486 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
										07/28/2023	DC	
										11/04/2024	KBA	

NASSAU COUNTY PROPERTY					PAGE 1 of 4		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				497,100			
TOTAL MARKET OB/XF VALUE				22,029			
TOTAL LAND VALUE - MARKET				2,537,450			
TOTAL MARKET VALUE				736,448			
SOH/AGL Deduction				2,947			
ASSESSED VALUE				733,501			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				733,501			
TOTAL JUST VALUE				3,056,579			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				3,059,812			
BLDG #4 + (1965'S) SHED/PL SHEDS ARE LOCATED WEST							
CRPT (70X25) + CRPT (25X29) ARE ATTACHED							
RAYIONER: US FOREST SOURCES, FOREST RESEARCH CENTE							
PERMIT NUM		DESCRIPTION			AMT		ISSUED
M17520		H/AC			0		08/01/2012
C22516		CO ISSUED			0		07/08/2009
P13786		OTHER			0		06/01/2009
M13550		MECH OTHER			0		01/01/2008
6748		XF0B			4,926		09/21/1990
6167		NEW CONSTR			26,638		12/14/1989
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	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							
1624/1742		6/10/2009	WD	U	V	30	100
GRANTOR: RAYONIER FOREST RESOU							
GRANTEE: RAYONIER EAST NASSA							
BUILDING NOTES							

EXTRA FEATURES							851582 US HWY 17, YULEE					INC DATE		AG DATE		11/04/2024		KBA								
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									
1	0680	POLE SHED	0	0	19	23	432.00	SF	10.00	10.00	100	1988	1988	3	20	864	BUILDING DIMENSIONS BAS=[YR=1993;ORIG=0,0] W32 W5 W44 S13 E4 S4 W4 S13 E25 S4 E22 N4 E34 N13 W4 N4 E4 N13 \$ FOP=[YR=1993;ORIG=-56,34] S8 E22 N8 W22 \$ FOP=[YR=1993;ORIG=-81,13] S4 E4 N4 W4 \$ FOP=[YR=1993;ORIG=0,17] N4 W4 S4 E4 \$									
2	0680	POLE SHED	4	0	12	24	432.00	SF	10.00	10.00	100	1965	1965	3	20	864										
3	0940	SHEDS/PORT	4	0	12	20	280.00	SF	30.00	30.00	100	1965	1965	3	20	1,680										
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1980	1980	3	20	384										
7	0810	CONCRETE A	0	0	96	4	384.00	SF	6.50	6.50	100	1990	1990	3	57	1,423										
8	0850	PEBBLE WLK	0	0	166	4	664.00	SF	3.50	3.50	100	1990	1990	3	57	1,325										
9	0820	WOOD WALK	0	0	36	4	144.00	SF	11.75	11.75	100	1990	1990	3	40	677										
10	0812	CONCRETE C	3	0	0	0	1,116.00	SF	4.00	4.00	100	1990	1990	3	57	2,544										
11	0940	SHEDS/PORT	0	0	9	15	135.00	SF	30.00	30.00	100	1990	1990	3	20	810										
12	0351	CARPORT MT	0	0	70	25	1,750.00	SF	10.00	10.00	100	1990	1990	3	20	3,500										
LAND DESCRIPTION										TOTAL OB/ XF										14,071						
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE		ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL		0	0004	PD -	E 0.00	0.00	9.00	AC		1.00	1.00	0.40	20,000.00	8,000.00	72,000								
2	005600	A	TIMBER 3 N S		0		PD -	E 0.00	0.00	221.11	AC		1.00	1.00	1.00	390.00	390.00	86,233								
3	005500	A	TIMBER 2 N S		0		PD -	E 0.00	0.00	22.12	AC		1.00	1.00	1.00	525.00	525.00	11,613								
4	005902	A	HARDWOOD SI		0		PD -	E 0.00	0.00	249.86	AC		1.00	1.00	1.00	190.00	190.00	47,473								
5	009910	M	MARKET VALUE		0		PD -	E 0.00	0.00	493.09	AC		1.00	1.00	1.00	5,000.00	5,000.00	2,465,450								
REVIEW DATE		10/31/2024		BY		KWA		Total Acres: 502.09			Total Land Value: 217,319			Market: 2,465,450			Agricultural: 145,319		Common: 72,000			PRINTED 07/30/2025 BY SYS				

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

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										4			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	05	AVERAGE	100	1701	04	1,990	98.2695		138.07	274,759	2009	2009	0	0	0	11.00	89.00	VALUATION BY					STANDARD										
Roof Structure	04	WOOD TRUSS	100	2 OFFICE - 0% - 0					Heated Area: 1980					HX Base Yr					Tax Group: 4					Tax Dist:									
Roof Cover	01	MINIMUM	100											BUILDING MARKET VALUE										497,100									
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE					22,029														
Interior Floor	14	CARPET	90											TOTAL LAND VALUE - MARKET					2,537,450														
Interior Floor	11	CLAY TILE	10											TOTAL MARKET VALUE					736,448														
Ceiling	01	FIN. SUSPD	100											SOH/AGL Deduction					2,947														
Air Condition	03	CENTRAL	100											ASSESSED VALUE					733,501														
Heating Type	04	AIR DUCTED	100											TOTAL EXEMPTION VALUE					0														
Fixtures	6	100												BASE TAXABLE VALUE					733,501														
Frame	02	WOOD FRAME	100											TOTAL JUST VALUE					3,056,579														
Story Height		11	100											NCON VALUE					0														
RMS		10	100											INCOME VALUE																			
Stories																																	

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50-3N-27-0000-0001-0310

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 4 of 4									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		24		CORG METAL 100		2703		04		2,951		44.8157		21.18		62,502		1965		1965		0		0		50.00		50.00		VALUATION BY					STANDARD				
Roof Structur		04		WOOD TRUSS 100		4		GARAGE - 0% - 0								Heated Area: 2560												HX Base Yr		Tax Group: 4					Tax Dist:				
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					497,100				
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					22,029				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					2,537,450				
Ceiling		04		NONE 100																										TOTAL MARKET VALUE					736,448				
Air Condition		01		NONE 100																										SOH/AGL Deduction					2,947				
Heating Type		01		NONE 100																										ASSESSED VALUE					733,501				
Fixtures				1 100																										TOTAL EXEMPTION VALUE					0				
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					733,501				
Story Height				18 100																										TOTAL JUST VALUE					3,056,579				
RMS				1 100																										NCON VALUE					0				
Stories		1.		1. 100																										INCOME VALUE									
Units				0 100																										PREVIOUS YEAR MKT VALUE					3,059,812				
BUD8 Adjustme		04		DIST 01 100																																			
Occupancy		00		NONE 100																																			
Quality		02		Quality Level 02																																			
DOR CODE		5000		IMPROVED AG																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		4053.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,560		100		1993		2,560		27,111																													
CAN		64		30		1993		19		201																													
CAN		1,240		30		1993		372		3,940																													
TOTALS		3,864						2,951		31,251																													
EXTRA FEATURES																																							
851582 US HWY 17, YULEE																																							