PT WILLIAM HOBKIRK GRANT SEC
41, WILLIAM HOBKIRK GRANT &
THOMAS MAY GRANT SEC 42,

RAYDIENT LLC
1 RAYONIER WAY
YULEE, FL 32097

2025

50-3N-27-0000-0002-0010

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

77304 CRANDALL RD, YULEE

BLD DATE	06/01/2015	KKX	LGL DATE		
XF DATE	05/07/2007	MWMM	LAND DATE	05/21/2024	DC
INC DATE			AG DATE	05/21/2024	DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	26,310,313
TOTAL MARKET VALUE	1,653,115
SOH/AGL Deduction	0
ASSESSED VALUE	1,653,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,653,115
TOTAL JUST VALUE	26,310,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,410,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/0502	12/09/2021	SW	U	V	30	55,149,700
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: RAYDIENT LLC						
2247/0831	1/04/2019	MS	U	V	11	0
GRANTOR: RAYONIER TIMBER COMPA						
GRANTEE: RAYONIER FOREST RES						

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	2,346.28	AC		1.00	1.00	1.00	390.00	390.00	915,049							
2	005902	A	HARDWOOD SI	0		PD -	E 0.00	0.00	2,365.61	AC		1.00	1.00	1.00	190.00	190.00	449,466							
3	005500	A	TIMBER 2 N S	0		PD -	E 0.00	0.00	547.70	AC		1.00	1.00	1.00	525.00	525.00	287,542							
4	005700	A	TIMBER 4 N S	0		PD -	E 0.00	0.00	2.39	AC		1.00	1.00	1.00	270.00	270.00	645							
5	009400	C	RIGHT-OF-WAY	0		PD -	E 0.00	0.00	4.13	AC		1.00	1.00	1.00	100.00	100.00	413							
6	009910	M	MARKET VALUE	0		PD -	E 0.00	0.00	5,261.98	AC		1.00	1.00	1.00	5,000.00	5,000.00	26,309,900							

REVIEW DATE 07/28/2023 BY DC Total Acres: 5,266.11 Total Land Value: 1,653,115 Market: 26,309,900 Agricultural: 1,652,702 Common: 413 PRINTED 07/30/2025 BY SYS