

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

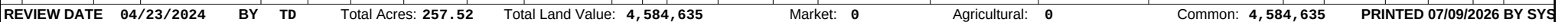
00-00-31-1840-0000-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 77													
ELEMENT		CD		CONC		WOOD		TRUSS		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND	
Exterior Wall		15		CONC		BLOCK		100		4803		06		900		69.0228		32.79		29,511		1950		1950		0		0		0 80.00		20.00	
Roof Structur		04		WOOD		TRUSS		100		1		STOR WAREH		0%		- 0				Heated Area: 840				HX Base Yr									
Roof Cover		03		COMP SHNGL		100																											
Interior Wall		01		MINIMUM		100																											
Interior Floo		03		CONC FINSH		100																											
Ceiling		02		F.NOT SUS		100																											
Air Condition		02		WINDOW		100																											
Heating Type		03		FORCED AIR		100																											
Plumbing				0 100																													
Frame		03		MASONRY		100																											
Story Height				0 100																													
RMS				0 100																													
Stories		1.		1. 100																													
Class		00		. 100																													
Units				0 100																													
Occupancy		00		OWNER OCC		100																											
Quality		02		Quality Level		02																											
DOR CODE		4200		HEAVY MANUFACTURE																													
MAP NUM				MKT AREA				01																									
NEIGHBORHOOD/LOC		1094.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
AOF		70		185		1993		130		853																							
BAS		770		100		1993		770		5,050																							
TOTALS		840						900		5,902																							
EXTRA FEATURES																																	
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		0810		CONCRETE A		0 0		12 14		168.00 SF		6.50		6.50		100		1950		1950		3											

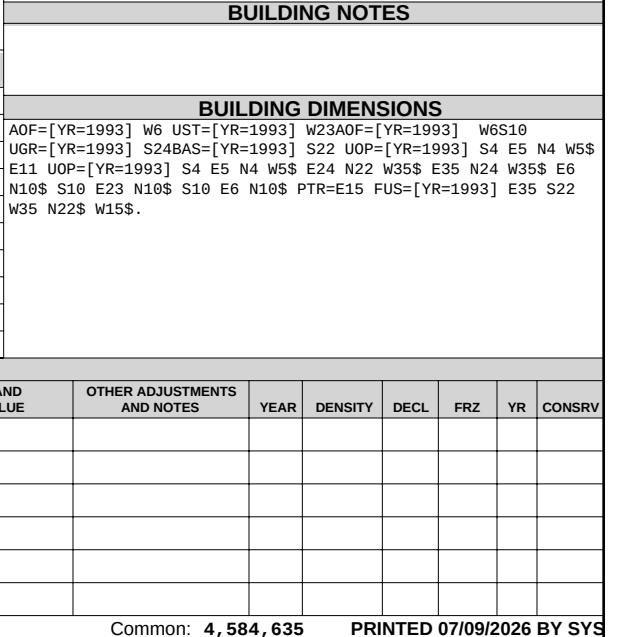
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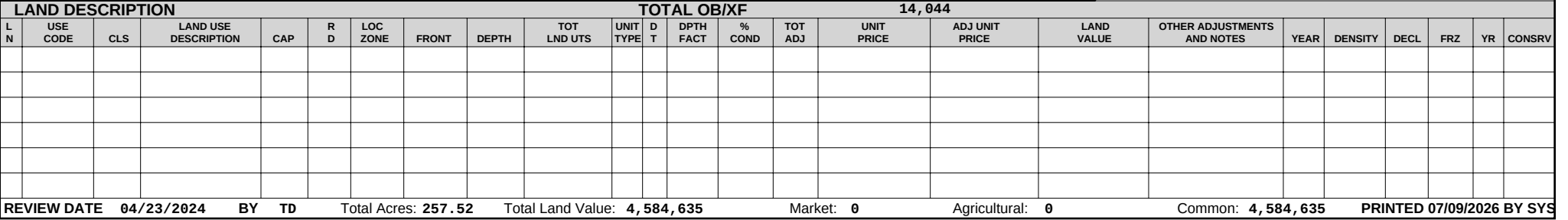
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JACKSONVILLE, FL 32207

00-00-31-1840-0000-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1512

CONC BLOCK 100
REINFO/CON 100

Roof Cover
Interior Wall

0401

BUILT-UP 100
MINIMUM 100

Interior Floo
Ceiling

0304

CONC FINSH 100
NONE 100

Air Condition
Heating Type

0101

NONE 100
NONE 100

Plumbing
Frame
Story Height

03

0 100
MASONRY 100
10 100

RMS
Stories
Class

1.00

2 100
1. 100
. 100

Units
Occupancy

00

0 100
NONE 100

Quality

02

Quality Level 02

DOR CODE

4200

HEAVY MANUFACTURE

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1094.00

TOTALS

446

100

1993

446

26,410

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDD

42010644674.907595.5142,5971975197500038.0062.00

7 HEVY MANUF0% - 0Heated Area: 446HX Base Yr

VALUATION BY

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE16,572,652

TOTAL MARKET OB/XF VALUE1,753,713

TOTAL LAND VALUE - MARKET4,584,635

TOTAL MARKET VALUE22,911,000

SOH/AGL Deduction0

ASSESSED VALUE22,911,000

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE22,911,000

TOTAL JUST VALUE22,911,000

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE22,740,000

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V I RSN CD SALE PRICE

1279/047812/08/2004QC U I 07100

GRANTOR: RAYONIER INC

GRANTEE: RAYONIER PERFORMANC

1197/067912/23/2003QC Q I 02100

GRANTOR: ITT RAYONIER INCORPOR

GRANTEE: RAYONIER PERFORMANC

BLD DATE07/31/2019KKKKLGL DATE05/04/2026DC

XF DATE07/31/2019

INC DATE

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

610730LOAD RAMP004213546.00LF8.108.10100198919893833,671

620430CL FNC 6B00000121.00LF9.709.7010019601960320235

630810CONCRETE A0011999.00SF6.506.5010019891989352335

640424CL FNC 6'00000104.00LF20.0020.0010019801980320416

650965SPRINK FIRE0000028.00UT240.00240.00100197019703604,032

660819CONC 12"00000820.00SF9.509.50100197019703201,558

670820WOOD WALK00438152.00SF11.7511.7510019801980340714

680819CONC 12"001631496.00SF9.509.50100198019803291,366

690810CONCRETE A00537185.00SF6.506.5010019701970320241

700819CONC 12"001212144.00SF9.509.5010019701970320274

LAND DESCRIPTION

TOTAL OB/XF12,842

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

REVIEW DATE04/23/2024BY TDTotal Acres: 257.52Total Land Value: 4,584,635Market: 0Agricultural: 0Common: 4,584,635PRINTED 07/09/2026 BY SYS

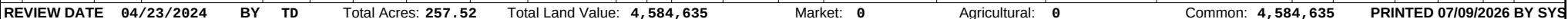
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[illegible]

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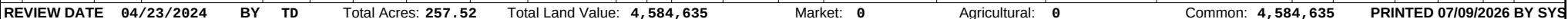
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[illegible]

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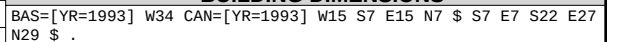
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[illegible]

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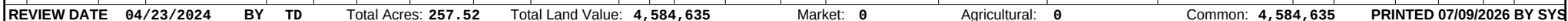
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[illegible]

[illegible]



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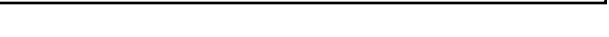
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2026

00-00-31-1840-0000-0000

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2026

00-00-31-1840-0000-0000

[illegible]

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100
04 WOOD TRUSS 100
03 COMP SHNGL 100
07 NONE 100
03 CONC FINSH 100
04 NONE 100
01 NONE 100
01 NONE 100
02 WOOD FRAME 100
40 100
14 100
1 100
1. 1. 100
00 . 100
0 100
00 NONE 100
02 Quality Level 02
4200 HEAVY MANUFACTURE
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1094.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS4,41010019934,41030,522

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTS
4803064,41048.5748
23.07101,7391985198500070.0030.00

Heated Area: 4410HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 31 of 772

VALUATION SUMMARY

VALUATION BYRECONCILE
Tax Group: 2Tax Dist:
BUILDING MARKET VALUE16,572,652
TOTAL MARKET OB/XF VALUE1,753,713
TOTAL LAND VALUE - MARKET4,584,635
TOTAL MARKET VALUE22,911,000
SOH/AGL Deduction0
ASSESSED VALUE22,911,000
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE22,911,000
TOTAL JUST VALUE22,911,000
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE22,740,000

Sales Data

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE
1279/047812/08/2004QC U I 07100
GRANTOR: RAYONIER INC
GRANTEE: RAYONIER PERFORMANC
1197/067912/23/2003QC Q I 02100
GRANTOR: ITT RAYONIER INCORPOR
GRANTEE: RAYONIER PERFORMANC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S147 E30 N147 \$.

EXTRA FEATURES

6 GUM ST, FERNANDINA BEACH

BLD DATE07/31/2019KKKKLGL DATE05/04/2026DC
XF DATE07/31/2019
INC DATE

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

REVIEW DATE04/23/2024BYTDTotal Acres: 257.52Total Land Value: 4,584,635Market: 0Agricultural: 0Common: 4,584,635PRINTED 07/09/2026 BY SYS

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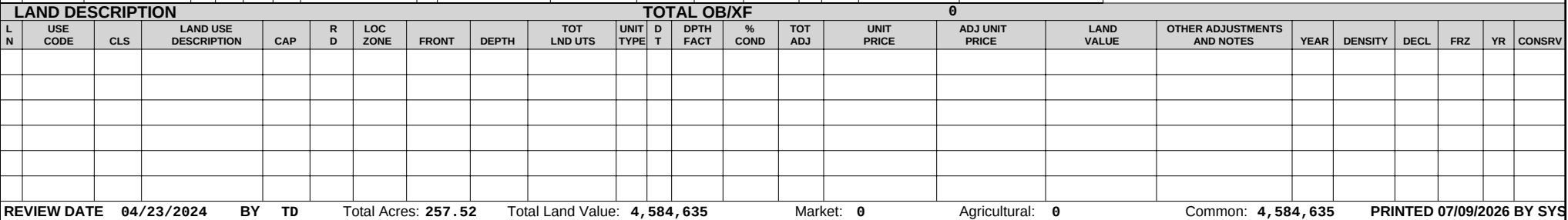
00-00-31-1840-0000-0000

[illegible]

[illegible]

[illegible]

[illegible]



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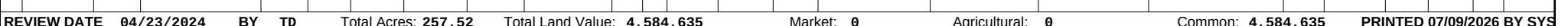
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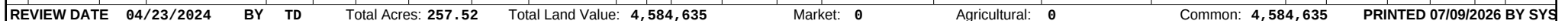
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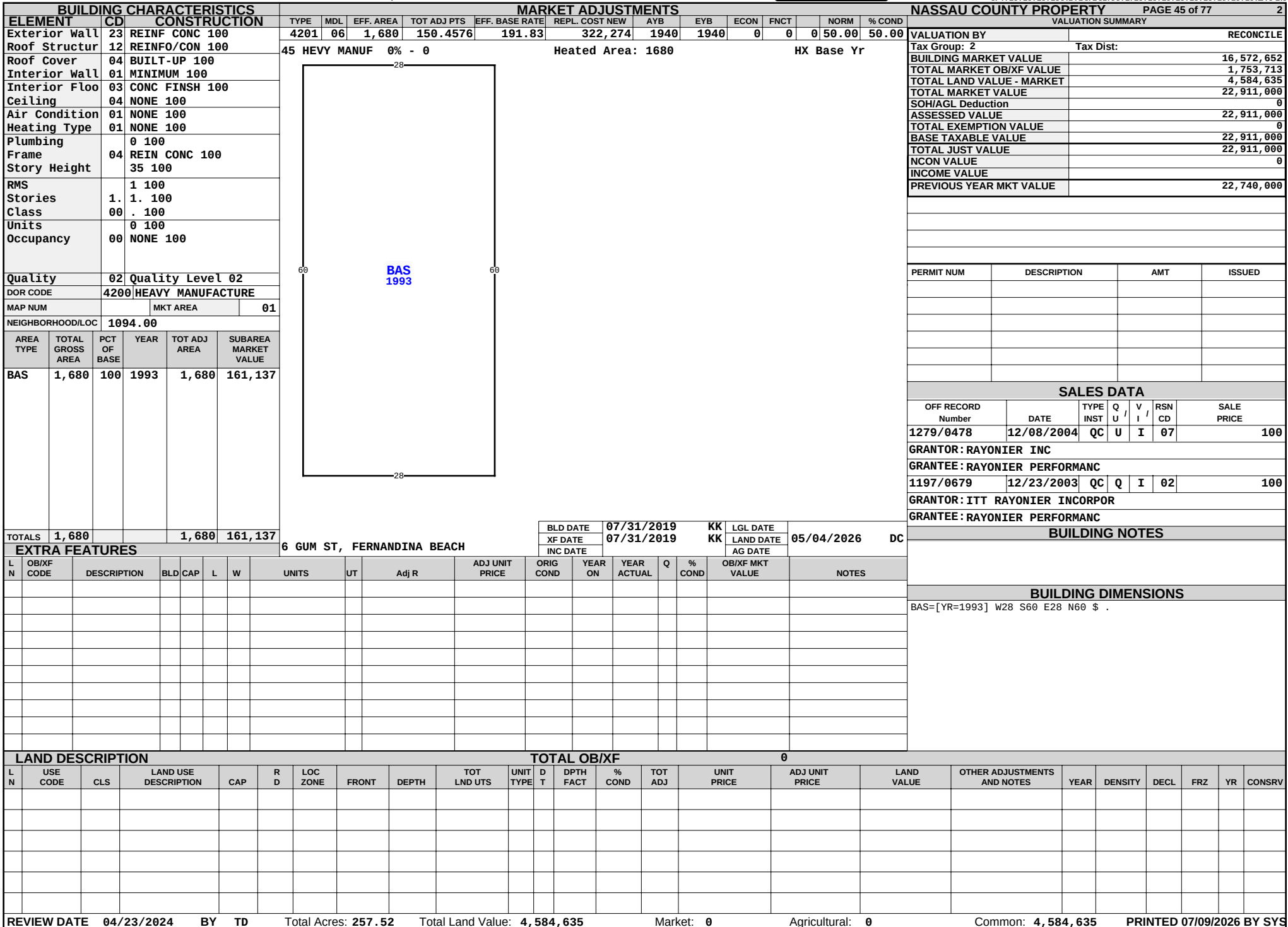
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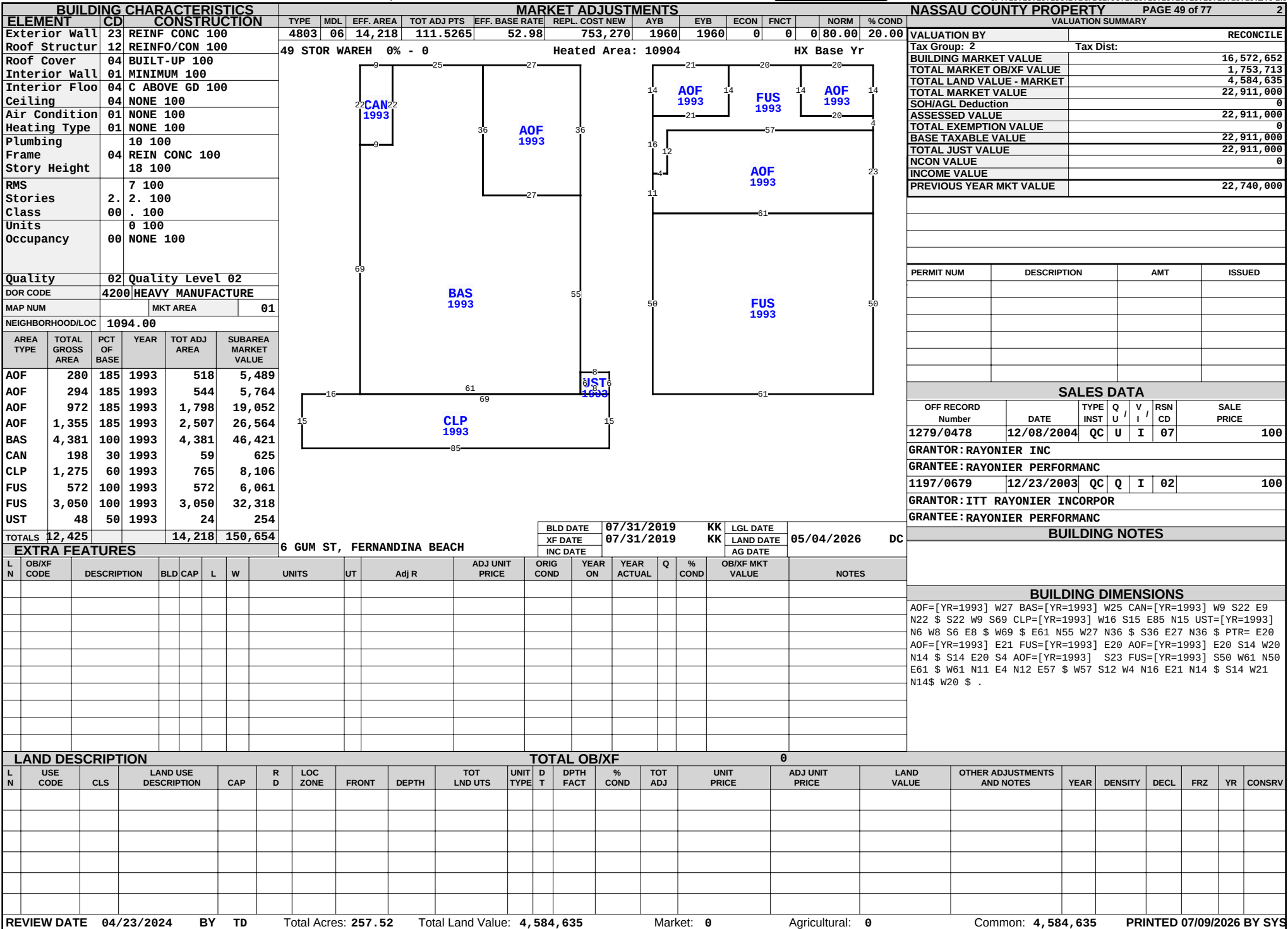
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[illegible]

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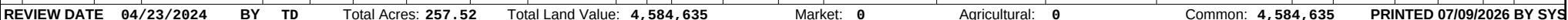
2026

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[illegible]



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[illegible]

[illegible]

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00-00-31-1840-0000-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

15
13

CONC BLOCK 100
P-STRESS C 100

Roof Cover
Interior Wall

04
01

BUILT-UP 100
MINIMUM 100

Interior Floo
Air Condition

04
01

C ABOVE GD 100
NONE 100

Heating Type
Plumbing

01
2

NONE 100
100

Frame
Common Wall
Story Height

05
10
41

STEEL 100
100
100

RMS
Stories
Class

3
2.
00

100
. 100

Units
Occupancy

0
00

100
NONE 100

Quality

02

Quality Level 02

DOR CODE

4200

HEAVY MANUFACTURE

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1094.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

AOF

220

185

1993

407

5,683

AOF

264

185

1993

488

6,814

AOF

850

185

1993

1,572

21,951

BAS

3,146

100

1993

3,146

43,931

CAN

220

30

1993

66

922

FUS

2,340

100

1993

2,340

32,676

TOTALS

7,040

8,019

111,977

EXTRA FEATURES

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDOR CODEMAP NUMNEIGHBORHOOD/LOC

4803068,019146.993669.82559,887197019700080.0020.00

Heated Area: 6820HX Base Yr

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

GRANTOR: RAYONIER INC

GRANTEE: RAYONIER PERFORMANC

1197/0679

12/23/2003

QC Q

I

02

GRANTOR: ITT RAYONIER INCORPOR

GRANTEE: RAYONIER PERFORMANC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S77 AOF=[YR=1993] S24 CAN=[YR=1993] S20 E11 N20 W11 \$ E11 N24 W11 \$ E11 S44 E19 N121\$ PTR=E15FUS=[YR=1993] E30S81AOF=[YR=1993] S40 W19 N20 AOF=[YR=1993] W11 N20 E11 S20 \$ N20 E3 N9 E10 S9 E6 \$ W6 N9 W10 S9 W14 N81 \$ W15 \$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 56 of 77									
Exterior Wall		23	REINF CONC 100		4803		06	681		99.9583		EFF. BASE RATE		47.48		32,334		1988	1988	0	0	0	64.00	36.00					
Roof Structur		13	P-STRESS C 100		56		STOR WAREH		0%		- 0		Heated Area: 190		HX Base Yr														
Roof Cover		04	BUILT-UP 100																										
Interior Wall		01	MINIMUM 100																										
Interior Floo		04	C ABOVE GD 100																										
Ceiling		04	NONE 100																										
Air Condition		01	NONE 100																										
Heating Type		01	NONE 100																										
Plumbing			0 100																										
Frame		04	REIN CONC 100																										
Story Height			8 100																										
RMS			1 100																										
Stories		1.	1. 100																										
Class		00	. 100																										
Units			0 100																										
Occupancy		00	NONE 100																										
Quality		02	Quality Level 02																										
DOR CODE		4200	HEAVY MANUFACTURE																										
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC		1094.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	190	100	1993	190	3,248																								
CLP	818	60	1993	491	8,393																								
TOTALS		1,008		681	11,640																								
EXTRA FEATURES					6 GUM ST, FERNANDINA BEACH										BLD DATE		07/31/2019		KK		LGL DATE								
															XF DATE		07/31/2019		KK		LAND DATE								
															INC DATE						AG DATE								
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												

RAYONIER PERFORMANCE FIBERS LLC- MILL SITE
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2026

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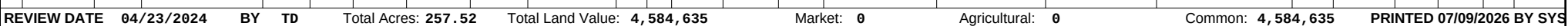
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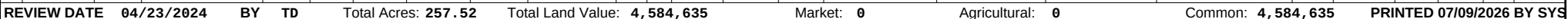
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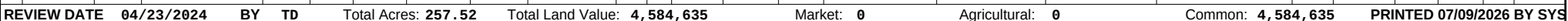
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