PT OF SE1/4 PARCELS 11 & 12
PT OR 1680/1088
(EX OR 2106/1350)

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

2026

05-1S-24-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

11508 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,120
TOTAL MARKET VALUE	900
SOH/AGL Deduction	0
ASSESSED VALUE	900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	900
TOTAL JUST VALUE	85,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1680/1088	3/24/2010	WD	U	V	30	3,839,400
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: TERRAPOINTE LLC						

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		OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	395.00	395.00	672							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.34	AC		1.00	1.00	1.00	170.00	170.00	228							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.04	AC		1.00	1.00	1.00	28,000.00	28,000.00	85,120							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 3.04 Total Land Value: 900 Market: 85,120 Agricultural: 900 Common: 0 PRINTED 07/09/2026 BY SYS