LOTS 58 & 59
CORNWALL SURVEY OF
SEC 6-3N-24E PBK 0/31

RAYDIENT LLC
1 RAYONIER WAY
YULEE, FL 32097

2026

06-3N-24-2020-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	02/21/2024 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	253,110
TOTAL MARKET VALUE	7,691
SOH/AGL Deduction	0
ASSESSED VALUE	7,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,691
TOTAL JUST VALUE	253,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2470/1756	6/10/2021	SW	U	V	30	100
GRANTOR: WALLING W DAVID & DEB						
GRANTEE: RAYDIENT LLC						
2470/1749	6/10/2021	TD	U	V	30	2,916,600
GRANTOR: FUQUA RICHARD WAYNE &						
GRANTEE: RAYDIENT 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	19.47	AC		1.00	1.00	1.00	395.00	395.00	7,691							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.47	AC		1.00	1.00	1.00	13,000.00	13,000.00	253,110							

REVIEW DATE 05/21/2026 BY WWA Total Acres: 19.47 Total Land Value: 7,691 Market: 253,110 Agricultural: 7,691 Common: 0 PRINTED 07/09/2026 BY SYS