PT OF SEC 7-1N-24E IN OR 1872/92
(EX PT LYING S OF RR & 1-1, 1-2
EX R/W & PT R/W IN OR 2171/1280,

RAYONIER FOREST RESOURCES LP
C/O PROPERTY TAX COORDINATIOR, 1 RAYONIER WAY
YULEE, FL 32097

2026

07-1N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

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

24523 CRAWFORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/23/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	47,084
TOTAL LAND VALUE - MARKET	1,243,990
TOTAL MARKET VALUE	90,405
SOH/AGL Deduction	6,724
ASSESSED VALUE	83,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,681
TOTAL JUST VALUE	1,291,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	667,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003911	CARPORT	8,784	03/31/2021
21003904	CARPORT	17,080	03/31/2021
20004131	CARPORT	7,969	08/24/2020
20004338	XFOB - STEEL BLDG	4,636	08/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2283/1392	5/31/2019	MS	U	V	11	0
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: RAYONIER FOREST RES						
1872/0920	8/04/2013	SW	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: TIMBERLANDS HOLDING						

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
1	0424	CL FNC 6'	0	0	0	0	1,280.00	LF	20.00	20.00	100	2021	2021	3	95	24,320	
3	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2021	2021	3	86	3,096	
4	0351	CARPORT MT	0	0	36	20	720.00	SF	10.00	10.00	100	2021	2021	3	86	6,192	
5	0351	CARPORT MT	0	0	30	11	330.00	SF	10.00	10.00	100	2021	2021	3	86	2,838	
6	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2021	2021	3	86	2,477	
7	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2021	2021	3	95	7,211	
8	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2021	2021	3	95	950	

LAND DESCRIPTION

TOTAL OB/XF 47,084

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	107.09	AC		1.00	1.00	1.00	395.00	395.00	42,301							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	170.00	170.00	1,020							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	113.09	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,243,990							

REVIEW DATE 01/01/2023 BY CD Total Acres: 113.09 Total Land Value: 43,321 Market: 1,243,990 Agricultural: 43,321 Common: 0 PRINTED 07/09/2026 BY SYS