LOT 1
PT OR 1624/1751
EX 5-1

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

2026

07-2N-27-0000-0005-0000

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

HARPER CHAPEL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/11/2023 DC
INC DATE		AG DATE	12/03/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,239,750
TOTAL MARKET VALUE	10,599
SOH/AGL Deduction	0
ASSESSED VALUE	10,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,599
TOTAL JUST VALUE	1,239,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,033,125

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						
1624/1751	6/10/2009	WD	U	V	30	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: RAYONIER EAST NASSA						

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	25.89	AC		1.00	1.00	1.00	395.00	395.00	10,227							
2	005500	A	TIMBER 2 N S	0		PD -	E 0.00	0.00	0.25	AC		1.00	1.00	1.00	530.00	530.00	132							
3	005902	A	HARDWOOD SI	0		PD -	E 0.00	0.00	1.41	AC		1.00	1.00	1.00	170.00	170.00	240							
4	009910	M	MARKET VALUE	0		PD -	E 0.00	0.00	27.55	AC		1.00	1.00	0.50	90,000.00	45,000.00	1,239,750							

REVIEW DATE 12/11/2023 BY DC Total Acres: 27.55 Total Land Value: 10,599 Market: 1,239,750 Agricultural: 10,599 Common: 0 PRINTED 07/09/2026 BY SYS