W1/2 E1/2 OF SE1/4 NW1/4
OF NE1/4 SE1/4 OF NE1/4
SW1/4 OF SE1/4

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

**2026**

**08-3N-25-0000-0002-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

CR 108, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | 09/19/2025 KBA |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 4,171,205 |
| TOTAL MARKET VALUE | 238,487 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 238,487 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 238,487 |
| TOTAL JUST VALUE | 4,171,205 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,472,190 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2191/0522 | 4/18/2018 | SW | U | V | 11 | 100 |
| GRANTOR: RAYONIER ATLANTIC TIM | | | | | | |
| GRANTEE: RAYDIENT LLC | | | | | | |
| 1909/1074 | 3/17/2014 | MS | U | V | 11 | 0 |
| GRANTOR: TIMBERLANDS HOLDING C | | | | | | |
| GRANTEE: RAYONIER ATLANTIC T | | | | | | |

## 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 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 430.73 | AC | | 1.00 | 1.00 | 1.00 | 530.00 | 530.00 | 228,287 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 60.00 | AC | | 1.00 | 1.00 | 1.00 | 170.00 | 170.00 | 10,200 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 490.73 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 4,171,205 | | | | | | | |

REVIEW DATE 05/08/2026 BY MLU Total Acres: 490.73 Total Land Value: 238,487 Market: 4,171,205 Agricultural: 238,487 Common: 0 PRINTED 07/09/2026 BY SYS