N1/2 BEING ONLY PT LYING S
OF PWR LINE R/W IN OR 145/208
& PT GOVT LOTS 1,2 & PT SW1/4

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

2026

12-2N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

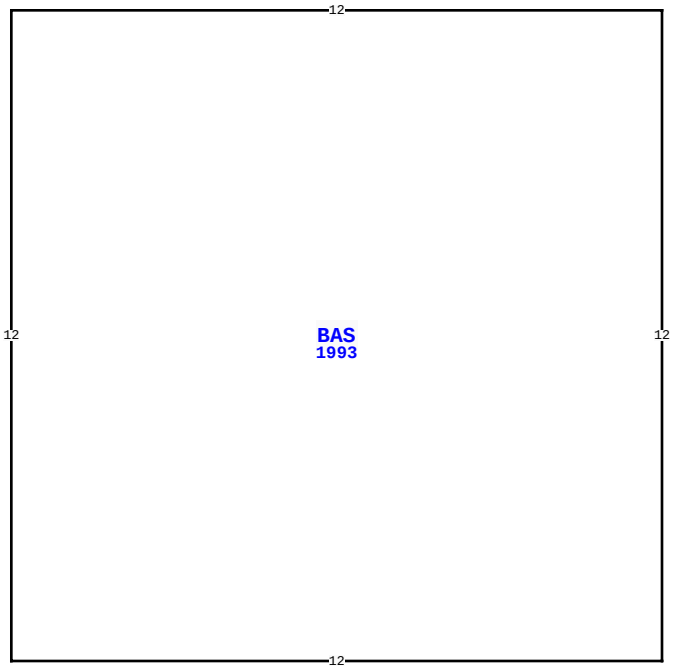
DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100	1993	144	776
TOTALS	144			144	776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	144	56.7000	26.93	3,878	1982	1982	0	0	0	80.00	20.00

1 STOR WAREH 0% - 0 Heated Area: 144 HX Base Yr



55500 BURNS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2026 MLU
INC DATE		AG DATE	03/04/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	11,240
TOTAL MARKET OB/XF VALUE	1,103
TOTAL LAND VALUE - MARKET	3,860,445
TOTAL MARKET VALUE	199,469
SOH/AGL Deduction	4,023
ASSESSED VALUE	195,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,446
TOTAL JUST VALUE	3,872,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,374,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009034	MICROWAVE ADDITIO	20,000	08/02/2024
22006574	CANOPY	3,898	07/07/2022
E1325722	NEW CONSTR	0	01/01/2013
B26459	ANTENAS	24,500	09/03/2012
E23697	ELEC OTHER	0	08/01/2011
B24927	ADDITION	2,300	07/01/2011

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	I	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: TIMBERLANDS HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S12 E12 N12$.

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	122.00	LF	20.00	20.00	100	1983	1983	3	20	488	
3	0430	CL FNC 6B	0	0	0	0	122.00	LF	9.70	9.70	100	2002	2002	3	52	615	

LAND DESCRIPTION

TOTAL OB/XF 1,103

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	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	202.00	AC		1.00	1.00	1.00	515.00	515.00	104,030							
2	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	188.94	AC		1.00	1.00	1.00	330.00	330.00	62,350							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	61.23	AC		1.00	1.00	1.00	200.00	200.00	12,246							
4	009101	C	TOWER SITE	0		OR			1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	453.17	AC		1.00	1.00	1.00	8,500.00	8,500.00	3,851,945							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 453.17 Total Land Value: 187,126 Market: 3,851,945 Agricultural: 178,626 Common: 8,500 PRINTED 07/09/2026 BY SYS

N1/2 BEING ONLY PT LYING S
OF PWR LINE R/W IN OR 145/208
& PT GOVT LOTS 1,2 & PT SW1/4

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

2026

12-2N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

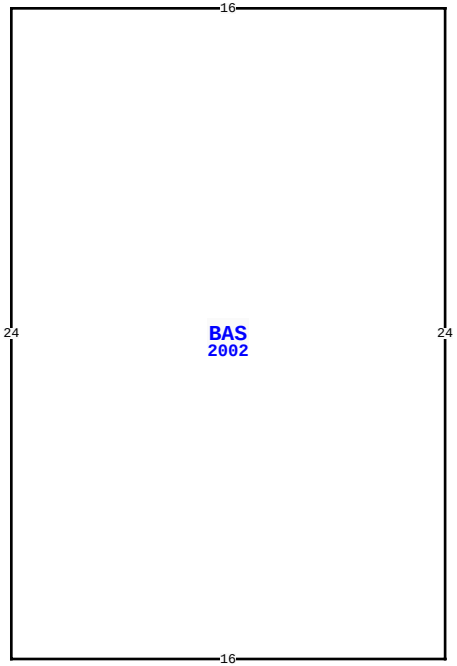
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	2002	384	10,464
TOTALS	384			384	10,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	384	80.7975	38.38	14,738	2002	2002	0	0	0	29.00	71.00

2 STOR WAREH 0% - 0 Heated Area: 384 HX Base Yr



55500 BURNS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2026 MLU
INC DATE		AG DATE	03/04/2024 DC

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,446
TOTAL JUST VALUE	3,872,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,374,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0922170	ELEC OTHER	2,500	10/01/2009
E21757	ELEC OTHER	5,948	04/01/2009
B22375	XFOB	20,000	04/01/2009
B21168	ANTENAS	30,000	03/01/2008
E18892	ELEC OTHER	0	03/01/2007
E15489	ELEC OTHER	0	08/01/2005

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	I	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: TIMBERLANDS HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 S24 E16 N24$.

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

REVIEW DATE 04/30/2024 BY KBA Total Acres: 453.17 Total Land Value: 187,126 Market: 3,851,945 Agricultural: 178,626 Common: 8,500 PRINTED 07/09/2026 BY SYS