GOVT LOT 1 BEING ONLY PT LYING
S OF CR 108 & GOVT LOTS
2,3,4,5 & 6 OF SEC 12-3N-25E

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

**2026**

**12-3N-25-0000-0001-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| 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, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | 10/27/2025 KBA |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 3,294,265 |
| TOTAL MARKET VALUE | 141,716 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 141,716 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 141,716 |
| TOTAL JUST VALUE | 3,294,265 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,325,175 |

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

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### 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 | 150.18 | AC | | 1.00 | 1.00 | 1.00 | 395.00 | 395.00 | 59,321 | | | | | | | |
| 2 | 005501 | A | TIMBER 2 P S | 0 | | OR | 0.00 | 0.00 | 108.37 | AC | | 1.00 | 1.00 | 1.00 | 515.00 | 515.00 | 55,811 | | | | | | | |
| 3 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 45.00 | AC | | 1.00 | 1.00 | 1.00 | 530.00 | 530.00 | 23,850 | | | | | | | |
| 4 | 005900 | A | TIMBER WETLA | 0 | | OR | 0.00 | 0.00 | 54.69 | AC | | 1.00 | 1.00 | 1.00 | 50.00 | 50.00 | 2,734 | | | | | | | |
| 5 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 258.55 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 2,197,675 | | | | | | | |
| 6 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 99.69 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 1,096,590 | | | | | | | |

REVIEW DATE 05/08/2026 BY MLU Total Acres: 358.24 Total Land Value: 141,716 Market: 3,294,265 Agricultural: 141,716 Common: 0 PRINTED 07/09/2026 BY SYS