PT SECS 16,17,42-2N-25E
IN OR 2834/211 AS TO PAR 1
SANDY OAK PARCEL

TRAMMCO FARM LLC
1217 MANUCY RD
FERNANDINA BEACH, FL 32034

2026

16-2N-25-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5401	TIMBER 2-1 SI 90+	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

DAVIS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	04/24/2026 KB

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,314,295
TOTAL MARKET VALUE	153,512
SOH/AGL Deduction	0
ASSESSED VALUE	153,512
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,512
TOTAL JUST VALUE	2,314,295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	816,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2834/211	12/09/2025	SW	Q	V	05	3,018,500
GRANTOR: RAYDIENT LLC						
GRANTEE: TRAMMCO FARM LLC						
2792/1804	6/05/2025	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: RAYDIENT LLC						

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	005401	A	TIMBER 1 P	0		OR	0.00	0.00	163.27	AC		1.00	1.00	1.00	750.00	750.00	122,452							
2	005910	A	HARDWOOD WET	0		OR	0.00	0.00	59.00	AC		1.00	1.00	1.00	90.00	90.00	5,310							
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	50.00	AC		1.00	1.00	1.00	515.00	515.00	25,750							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	272.27	AC		1.00	1.00	1.00	8,500.00	8,500.00	2,314,295							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 272.27 Total Land Value: 153,512 Market: 2,314,295 Agricultural: 153,512 Common: 0 PRINTED 07/09/2026 BY SYS