PT OF GOVT LOTS 1,2,N1/2 GOVT
LOT 3 OF SEC 27-3N-27E & PT OF
JOSEPH HIGGINBOTHAM GRANT

RAYDIENT LLC
1 RAYONIER WAY
YULEE, FL 32097

2026

27-3N-25-0000-0001-0010

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

MIDDLE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	10/20/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,426,920
TOTAL MARKET VALUE	52,912
SOH/AGL Deduction	0
ASSESSED VALUE	52,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,912
TOTAL JUST VALUE	1,426,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	713,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1918	4/27/2022	SW	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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	61.50	AC		1.00	1.00	1.00	530.00	530.00	32,595							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	34.22	AC		1.00	1.00	1.00	395.00	395.00	13,517							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	34.00	AC		1.00	1.00	1.00	200.00	200.00	6,800							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	129.72	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,426,920							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 129.72 Total Land Value: 52,912 Market: 1,426,920 Agricultural: 52,912 Common: 0 PRINTED 07/09/2026 BY SYS