PT SECS 35, 41 E WATERMAN GRANT
PT SECS 2, 39 E WATERMAN GRANT 2
BEING PARCEL C IN OR 2794/974

RAYDIENT LLC
1 RAYONIER WAY
YULEE, FL 32097

2026

39-2N-26-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

76164 WILDWOOD RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	04/28/2026 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,235,075
TOTAL MARKET VALUE	78,570
SOH/AGL Deduction	0
ASSESSED VALUE	78,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,570
TOTAL JUST VALUE	2,235,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	788,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529989	REPAIR/RRF-VERIZO	15,000	02/01/2015
E1427800	NEW CONSTR	0	06/01/2014
E1325724	NEW CONSTR	0	01/01/2013
963206	NEW CONSTR	175,000	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2794/974	6/16/2025	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: RAYDIENT LLC						
2283/1392	5/31/2019	MS	U	V	11	0
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: RAYONIER FOREST RES						

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	150.53	AC		1.00	1.00	1.00	395.00	395.00	59,459							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	112.42	AC		1.00	1.00	1.00	170.00	170.00	19,111							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	262.95	AC		1.00	1.00	1.00	8,500.00	8,500.00	2,235,075							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 262.95 Total Land Value: 78,570 Market: 2,235,075 Agricultural: 78,570 Common: 0 PRINTED 07/09/2026 BY SYS