PT SEC 41 E WATERMAN GRANT 3N-26
PT SEC 39 E WATERMAN GRANT 2N-26
IN OR 2794/974 BEING PARCEL E

RAYDIENT LLC
1 RAYONIER WAY
YULEE, FL 32097

2026

39-2N-26-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

WILDWOOD RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2026 MLU
INC DATE		AG DATE	04/28/2026 KB

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,619,250
TOTAL MARKET VALUE	89,604
SOH/AGL Deduction	0
ASSESSED VALUE	89,604
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,604
TOTAL JUST VALUE	1,619,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,524,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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: RAYDIENT LLC DBA RAYD						
GRANTEE: RAYDIENT LLC						
2153/1929	10/26/2017	MS	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: RAYDIENT LLC DBA RA						

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	154.48	AC		1.00	1.00	1.00	530.00	530.00	81,874							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.14	AC		1.00	1.00	1.00	395.00	395.00	2,820							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	28.88	AC		1.00	1.00	1.00	170.00	170.00	4,910							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	190.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	1,619,250							

REVIEW DATE 05/20/2026 BY MLU Total Acres: 190.50 Total Land Value: 89,604 Market: 1,619,250 Agricultural: 89,604 Common: 0 PRINTED 07/09/2026 BY SYS