

RAYONIER OPERATING COMPANY LLC
C/O PROPERTY TAX COORDINATOR, 1 RAYONIER WAY
YULEE, FL 32097

44-2N-27-1960-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	NORM	% COND	VALUATION SUMMARY									
Exterior Wall		22	PRECAST PN 50							1702	04	57,591	117.1150	311.53	17,941,324	2017	2017	20	0	0	5.00	75.00	VALUATION BY		DIRECT_CAP								
Exterior Wall		28	GLASS THRM 50							1 SUP OFFICE 0% - 0														Heated Area: 56491 HX Base Yr									
Roof Structur		09	RIDGE FRME 100																					BUILDING MARKET VALUE		14,774,681							
Roof Cover		13	STAND SEAM 60																					TOTAL MARKET OB/XF VALUE		0							
Roof Cover		04	BUILT-UP 40																					TOTAL LAND VALUE - MARKET		0							
Interior Wall		05	DRYWALL 100																					TOTAL MARKET VALUE		14,774,681							
Interior Floo		14	CARPET 90							SOH/AGL Deduction		0																					
Interior Floo		11	CLAY TILE 10							ASSESSED VALUE		14,774,681																					
Ceiling		01	FIN.SUSPD 100							TOTAL EXEMPTION VALUE		0																					
Air Condition		03	CENTRAL 100							BASE TAXABLE VALUE		14,774,681																					
Heating Type		04	AIR DUCTED 100							TOTAL JUST VALUE		14,774,681																					
Fixtures			56 100							NCON VALUE		0																					
Frame		05	STEEL 100							INCOME VALUE		14774681																					
Story Height			16 100							PREVIOUS YEAR MKT VALUE		14,157,784																					
RMS			112 100																														
Stories		3.	3. 100																														
Units			0 100																														
Occupancy		00	NONE 100																														
Quality		03	Quality Level 03																														
DOR CODE		1800	MULTI STORY OFFICE																														
MAP NUM			MKT AREA							04																							
NEIGHBORHOOD/LOC		4084.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	15,831	100	2017	15,831	3,698,873																												
BAS	3,417	100	2019	3,417	798,374																												
CAN	65	30	2017	20	4,673																												
CAN	70	30	2017	21	4,907																												
CAN	70	30	2017	21	4,907																												
CAN	116	30	2017	35	8,178																												
CAN	120	30	2017	36	8,411																												
CAN	125	30	2017	38	8,879																												
CAN	125	30	2017	38	8,879																												
CAN	125	30	2017	38	8,879																												
TOTALS	59,766			57,591	3,455,993																												
EXTRA FEATURES					1 RAYONIER WAY, YULEE																												
L N	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																	
1	0803	ASPHALT C	0	0	0	0			80,433.00	SF	2.00				2.00	100	2017	2017	3	76	122,258												
2	0400	CONC CURB	0	0	0	0			3,729.00	LF	15.00				15.00	100	2017	2017	3	97	54,257												
3	0812	CONCRETE C	0	0	0	0			1,968.00	SF	4.00				4.00	100	2017	2017	3	95	7,478												
4	0972	ST LGHT UN	0	0	0	0			22.00	UT	2,530.00				2,530.00	100	2017	2017	3	89	49,537												
5	0402	CONC BUMPE	0	0	0	0			35.00	UT	25.00				25.00	100	2017	2017	3	97	849												
6	0812	CONCRETE C	0	0	0	0			1,390.00	SF	4.00				4.00	100	2017	2017	3	95	5,282												
7	1242	WD DECK A	0	0	15	14			210.00	SF	10.00				10.00	100	2017	2017	3	70	1,470												
8	0812	CONCRETE C	0	0	0	0			1,675.00	SF	4.00				4.00	100	2017	2017	3	95	6,365												
9	0855	CONC PAVER	0	0	0	0			1,718.00	SF	10.00				10.00	100	2017	2017	3	95	16,321												
10	0810	CONCRETE A	0	0	0	0			308.00	SF	6.50				6.50	100	2017	2017	3	95	1,902												
LAND DESCRIPTION										TOTAL OB/XF										265,719													
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	001800	C	MULTISTORY			0		PD -	E 0.00	0.00	153,294.00	SF		1.00	1.00	1.00	10.00	10.00	1,532,940														

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