NLY 295.79 FT OF LOT 2
IN OR 2791/52 AS TO PAR 1
VILLAGE OF CRANDALL DBK 39/364

RAYDIENT LLC/DBA RAYDIENT PLACES + PROPERTIES LLC
1 RAYONIER WAY
YULEE, FL 32097

2026

48-3N-27-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

77744 CRANDALL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	10/21/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	184,500
TOTAL MARKET VALUE	184,500
SOH/AGL Deduction	0
ASSESSED VALUE	184,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,500
TOTAL JUST VALUE	184,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0408811	OTHER	0	12/01/2004
E0413743	NEW CONSTR	6,000	10/01/2004
B0413183	NEW CONSTR	102,000	07/01/2004
95-2138	CHNGE SRVC	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/52	5/29/2025	SW	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	000100	C	RES	0		PD -	E 0.00	0.00	2.05	AC		1.00	1.00	1.00	90,000.00	90,000.00	184,500							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 2.05 Total Land Value: 184,500 Market: 0 Agricultural: 0 Common: 184,500 PRINTED 07/09/2026 BY SYS