PT E WATERMAN GRANT
SEC 50-3N-27E PT OR 1253/12
BEING PT OF EXHIBIT A-2

RAYDIENT LLC DBA RAYDIENT
C/O PROPERTY TAX COORDINATOR, 1 RAYONIER WAY
YULEE, FL 32097

2026

50-3N-27-0000-0001-0230

NASSAU COUNTY PROPERTY

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

RAYONIER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	01/16/2025 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	303,113
TOTAL MARKET VALUE	22,274
SOH/AGL Deduction	0
ASSESSED VALUE	22,274
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,274
TOTAL JUST VALUE	303,113
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2153/1929	10/26/2017	MS	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: RAYDIENT LLC DBA RA						
1253/0012	8/16/2004	WD	U	V	19	29,609,000
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: RAYLAND 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	005600	A	TIMBER 3 N S	0		PD -	E 0.00	0.00	34.04	AC		1.00	1.00	1.00	395.00	395.00	13,446							
2	005500	A	TIMBER 2 N S	0		PD -	E 0.00	0.00	10.19	AC		1.00	1.00	1.00	530.00	530.00	5,401							
3	005902	A	HARDWOOD SI	0		PD -	E 0.00	0.00	16.26	AC		1.00	1.00	1.00	170.00	170.00	2,764							
4	009910	M	MARKET VALUE	0		PD -	E 0.00	0.00	60.49	AC		1.00	1.00	1.00	5,000.00	5,000.00	302,450							
5	009900	C	ACREAGE NON-	0		PD -	E 0.00	0.00	0.26	AC		1.00	1.00	1.00	2,550.00	2,550.00	663							

REVIEW DATE 04/30/2024 **BY** KBA Total Acres: 60.75 Total Land Value: 22,274 Market: 302,450 Agricultural: 21,611 Common: 663 **PRINTED** 07/09/2026 BY SYS