

PT THOMAS MAY GRANT
SEC 43-3N-27E, PT E WATERMAN
GRANT SEC 50-3N-27E, PT JOHN

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

2026

50-3N-27-0000-0001-0280



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	NORM	% COND	PAGE 1 of 1 4											
																		VALUATION SUMMARY											
VALUATION BY																	STANDARD												
Tax Group: 4																	Tax Dist:												
BUILDING MARKET VALUE																	0												
TOTAL MARKET OB/XF VALUE																	0												
TOTAL LAND VALUE - MARKET																	491,170												
TOTAL MARKET VALUE																	116,768												
SOH/AGL Deduction																	0												
ASSESSED VALUE																	116,768												
TOTAL EXEMPTION VALUE																	0												
BASE TAXABLE VALUE																	116,768												
TOTAL JUST VALUE																	491,170												
NCON VALUE																	0												
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																	482,670												
DOR CODE																	5600TIMBERLAND 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																	78700 SEED ORCHARD WAY, YULEE												
EXTRA FEATURES																	BLD DATE XF DATE INC DATE												
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	LGL DATE LAND DATE AG DATE 07/28/2023 DC 10/27/2025 KBA													
																	BUILDING NOTES												
																	BUILDING DIMENSIONS												
LAND DESCRIPTION																	TOTAL OB/XF 0												
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	009530	C	POND	0		PD -	E 0.00	0.00	34.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	85,000												
2	005910	A	HARDWOOD WET	0		PD -	E 0.00	0.00	144.00	AC		1.00	1.00	1.00	90.00	90.00	12,960												
3	005501	A	TIMBER 2 P S	0		PD -	E 0.00	0.00	36.52	AC		1.00	1.00	1.00	515.00	515.00	18,808												
4	009910	M	MARKET VALUE	0		PD -	E 0.00	0.00	180.52	AC		1.00	1.00	1.00	2,250.00	2,250.00	406,170												
REVIEW DATE 07/28/2023 BY DC Total Acres: 214.52 Total Land Value: 116,768 Market: 406,170 Agricultural: 31,768 Common: 85,000 PRINTED 07/09/2026 BY SYS																													