



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	06	CUST PANEL 60			
Interior Wall	05	DRYWALL 40			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		6 100			
Frame	02	WOOD FRAME 100			
Story Height		9 100			
RMS		11 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	5000IMPROVED AG				
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC		4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,486	100	1993	2,486	186,972
FOP	16	30	1993	5	376
FOP	16	30	1993	5	376
FOP	176	30	1993	53	3,986
TOTALS	2,694			2,549	191,710

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	2,549	92.4643	138.00	351,762	1990	1990	0	0	45.50	54.50
1 OFFICE 0% - 0 Heated Area: 2486 HX Base Yr											
851582 US HWY 17, YULEE											
BLD DATE				LGL DATE				07/28/2023			
XF DATE				LAND DATE				11/04/2024			
INC DATE				AG DATE				DC KBA			

EXTRA FEATURES							851582 US HWY 17, YULEE				INC DATE		AG DATE			11/04/2024	KBA
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	0680	POLE SHED	0	0	19	23	432.00	SF	10.00	10.00	100	1988	1988	3	20	864	
2	0680	POLE SHED	4	0	12	24	432.00	SF	10.00	10.00	100	1965	1965	3	20	864	
3	0940	SHEDS/PORT	4	0	12	20	280.00	SF	30.00	30.00	100	1965	1965	3	20	1,680	
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1980	1980	3	20	384	
7	0820	WOOD WALK	0	0	36	4	144.00	SF	11.75	11.75	100	1990	1990	3	40	677	
9	0940	SHEDS/PORT	0	0	9	15	135.00	SF	30.00	30.00	100	1990	1990	3	20	810	
10	0351	CARPORT MT	0	0	70	25	1,750.00	SF	10.00	10.00	100	1990	1990	3	20	3,500	
11	0351	CARPORT MT	0	0	25	29	725.00	SF	10.00	10.00	100	1990	1990	3	20	1,450	
12	0940	SHEDS/PORT	0	0	15	15	225.00	SF	30.00	30.00	100	1990	1990	3	20	1,350	
14	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2004	2004	3	20	480	

LAND DESCRIPTION										TOTAL OB/XF										12,059									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	AGRICULTURAL	0	0004	PD - E	0.00	0.00	9.00	AC		1.00	1.00	0.40	20,000.00	8,000.00	72,000												
2	005600	A	TIMBER 3 N S	0		PD - E	0.00	0.00	221.11	AC		1.00	1.00	1.00	395.00	395.00	87,338												
3	005500	A	TIMBER 2 N S	0		PD - E	0.00	0.00	22.12	AC		1.00	1.00	1.00	530.00	530.00	11,724												
4	005902	A	HARDWOOD SI	0		PD - E	0.00	0.00	249.86	AC		1.00	1.00	1.00	170.00	170.00	42,476												
5	009910	M	MARKET VALUE	0		PD - E	0.00	0.00	493.09	AC		1.00	1.00	1.00	5,000.00	5,000.00	2,465,450												
REVIEW DATE		10/31/2024		BY KWA		Total Acres: 502.09			Total Land Value: 213,538			Market: 2,465,450			Agricultural: 141,538		Common: 72,000			PRINTED 07/09/2026 BY SYS									

NASSAU COUNTY PROPERTY												PAGE 1 of 4				4
VALUATION SUMMARY																
VALUATION BY												STANDARD				
Tax Group: 4						Tax Dist:										
BUILDING MARKET VALUE												515,746				
TOTAL MARKET OB/XF VALUE												13,609				
TOTAL LAND VALUE - MARKET												2,537,450				
TOTAL MARKET VALUE												742,893				
SOH/AGL Deduction												0				
ASSESSED VALUE												742,893				
TOTAL EXEMPTION VALUE												0				
BASE TAXABLE VALUE												742,893				
TOTAL JUST VALUE												3,066,805				
NCON VALUE												0				
INCOME VALUE																
PREVIOUS YEAR MKT VALUE												3,056,579				
BLDG #4 + (1965'S) SHED/PL SHEDS ARE LOCATED WEST																
CRPT (70X25) + CRPT (25X29) ARE ATTACHED																
RAYIONER: US FOREST SOURCES, FOREST RESEARCH CENTE																
PERMIT NUM				DESCRIPTION				AMT				ISSUED				
M17520				H/AC				0				08/01/2012				
C22516				CO ISSUED				0				07/08/2009				
P13786				OTHER				0				06/01/2009				
M13550				MECH OTHER				0				01/01/2008				
6748				XFOB				4,926				09/21/1990				
6167				NEW CONSTR				26,638				12/14/1989				
SALES DATA																
OFF RECORD Number				DATE		TYPE INST	Q U	V I	V I	RSN CD		SALE PRICE				
2153/1929				10/26/2017		MS	U	V	V	11		100				
GRANTOR: TERRAPOINTE LLC ET AL																
GRANTEE: RAYDIENT LLC DBA RA																
1624/1742				6/10/2009		WD	U	V	V	30		100				
GRANTOR: RAYONIER FOREST RESOU																
GRANTEE: RAYONIER EAST NASSA																
BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=1993;ORIG=0,0] W32 W5 W44 S13 E4 S4 W4 S13 E25 S4 E22																
N4 E34 N13 W4 N4 E4 N13 \$																
FOP=[YR=1993;ORIG=-56,34] S8 E22 N8 W22 \$																
FOP=[YR=1993;ORIG=-81,13] S4 E4 N4 W4 \$																
FOP=[YR=1993;ORIG=0,17] N4 W4 S4 E4 \$																

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

2026

[illegible]

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

50-3N-27-0000-0001-0310

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	VALUATION SUMMARY																
Exterior Wall		25	MOD METAL 100		2703	04	1,696	81.2595	40.43	68,569	1990	1990		0		0	50.00	50.00	VALUATION BY		STANDARD													
Roof Structur		04	WOOD TRUSS 100		3 GARAGE 0% - 0										Heated Area: 1696					HX Base Yr					Tax Group: 4		Tax Dist:							
Roof Cover		12	MODULAR MT 100		19 32 19 32 34 32 34 32 AOF 1993 BAS 1993										BUILDING MARKET VALUE										515,746									
Interior Wall		01	MINIMUM 50												TOTAL MARKET OB/XF VALUE										13,609									
Interior Wall		05	DRYWALL 50												TOTAL LAND VALUE - MARKET										2,537,450									
Interior Floo		03	CONC FINSH 100												TOTAL MARKET VALUE										742,893									
Ceiling		04	NONE 100												SOH/AGL Deduction										0									
Air Condition		01	NONE 100												ASSESSED VALUE										742,893									
Heating Type		01	NONE 100												TOTAL EXEMPTION VALUE										0									
Fixtures		4	100												BASE TAXABLE VALUE										742,893									
Frame		05	STEEL 100												TOTAL JUST VALUE										3,066,805									
Story Height			16 100												NCON VALUE										0									
RMS			4 100		INCOME VALUE																													
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE										3,056,579																			
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
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NEIGHBORHOOD/LOC		4053.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
AOF	608	100	1993	608	12,291																													
BAS	1,088	100	1993	1,088	21,994																													
TOTALS		1,696			1,696	34,284																												
EXTRA FEATURES					851582 US HWY 17, YULEE										BLD DATE				LGL DATE		07/28/2023		DC											
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RAYDIENT LLC DBA RAYDIENT
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