PT GOV'T LOT 3 & PT SE1/4
LYING E OF MIDDLE RD
PT OR 2167/992

WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

2023

04-3N-25-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	236,180
TOTAL MARKET VALUE	6,856
SOH/AGL Deduction	0
ASSESSED VALUE	6,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,856
TOTAL JUST VALUE	236,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2167/0992	12/28/2017	SW	U	V	37	137,200
GRANTOR: RAYDIENT LLC						
GRANTEE: WHITE OAK CONSERVAT						
1680/1088	3/24/2010	WD	U	V	30	3,839,400
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: TERRAPOINTE 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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	10.41	AC		1.00	1.00	1.00	550.00	550.00	5,726							
2	005902	A	HARDWOOD SI	0			0.00	0.00	6.46	AC		1.00	1.00	1.00	175.00	175.00	1,130							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	16.87	AC		1.00	1.00	1.00	14,000.00	14,000.00	236,180							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 16.87 Total Land Value: 6,856 Market: 236,180 Agricultural: 6,856 Common: 0 PRINTED 08/02/2023 BY SYS