

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E, GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2023

24-4N-25-0000-0001-0000



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 32 4														
Exterior Wall	06	BD/BATTEN 100	4803	04	468	59.5350	28.28	13,235	1987	1987	0	0	0	58.00	42.00	VALUATION BY STANDARD													
Roof Structur	04	WOOD TRUSS 100	4 STOR WAREH - 0% - 0													Heated Area: 468 HX Base Yr													
Roof Cover	10	WD SHINGLE 100	13 6 BAS 1993 6 13 30 BAS 1993 30 13													Tax Group: 4 Tax Dist:													
Interior Wall	04	PLYWOOD 100														BUILDING MARKET VALUE 9,333,708													
Interior Floo	03	CONC FINSH 100														TOTAL MARKET OB/XF VALUE 1,113,587													
Ceiling	02	F.NOT SUS 100														TOTAL LAND VALUE - MARKET 5,001,943													
Air Condition	01	NONE 100														TOTAL MARKET VALUE 11,385,483													
Heating Type	01	NONE 100														SOH/AGL Deduction 2,184,863													
Fixtures	0	100														ASSESSED VALUE 9,200,620													
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE 35 5,619,680													
Story Height	8	100														BASE TAXABLE VALUE 3,580,940													
RMS	2	100														TOTAL JUST VALUE 15,449,238													
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE 7,736,743																										
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			5900	TIMBERLAND UNCLASS																									
MAP NUM			MKT AREA 05																										
NEIGHBORHOOD/LOC			5001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	78	100	78	927																									
BAS	390	100	390	4,632																									
TOTALS			468		468	5,559																							
EXTRA FEATURES					581705 WHITE OAK RD, YULEE																								
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	0820	WOOD WALK	0	0	0	0	516.00	SF	11.75	11.75	100	1980	1980	3	40	2,425													
2	1242	WD DECK A	0	0	14	14	196.00	SF	10.00	10.00	100	1980	1980	3	20	392													
3	0940	SHEDS/PORT	0	0	12	17	207.00	SF	30.00	30.00	100	1986	1986	3	20	1,242													
4	0861	POOL GUNIT	0	0	17	35	595.00	SF	85.00	85.00	100	1989	1989	3	20	10,115													
5	0811	CONCRETE B	0	0	17	6	96.00	SF	5.20	5.20	100	1988	1988	3	57	285													
6	0812	CONCRETE C	0	0	0	0	6,656.00	SF	4.00	4.00	100	1990	1990	3	62	16,507													
7	1242	WD DECK A	0	0	0	0	2,141.00	SF	10.00	10.00	100	1989	1989	3	20	4,282													
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200													
9	0811	CONCRETE B	0	0	0	0	268.00	SF	5.20	5.20	100	1980	1980	3	35	488													
10	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2001	2001	3	20	800													
LAND DESCRIPTION					TOTAL OB/XF 37,736																								
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	005010	A	SVCE ACRGE	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	500.00	500.00	6,000												
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	484.08	AC		1.00	1.00	1.00	550.00	550.00	266,244												
3	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	462.09	AC		1.00	1.00	1.00	540.00	540.00	249,529												
4	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	211.96	AC		1.00	1.00	1.00	410.00	410.00	86,904												
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	342.47	AC		1.00	1.00	1.00	175.00	175.00	59,932												
6	005930	A	TIMB SWAMP	0		OR	0.00	0.00	643.09	AC		1.00	1.00	1.00	50.00	50.00	32,154												
REVIEW DATE		02/26/2021		BY		KK		Total Acres: 2,260.59		Total Land Value: 938,188		Market: 4,764,518		Agricultural: 700,763		Common: 237,425		PRINTED 08/02/2023 BY SYS											

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23-4N-25E, GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2023

24-4N-25-0000-0001-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	11	BD/BTN	AVG 90
Exterior Wall	10	ABOVE	AVG 10
Roof Structure	10	STEEL	FRME 100
Roof Cover	09	CEDAR	SHAK 100
Interior Wall	05	DRYWALL	90
Interior Wall	06	CUST	PANEL 10
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Ceiling	01	FIN.	SUSPD 100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR	DUCTED 100
Fixtures	17	100	
Frame	05	STEEL	100
Story Height	8	100	
RMS	29	100	
Stories	1.5	1.5	100
Units	0	100	
BUD8 Adjustme	04	DIST 01	100
Quadrancy	00	QONE	190
DOR CODE	5900	TMBERLAND	UNCLASS
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,990	100	5,990	521,261
CAN	40	30	12	1,044
FOP	32	30	10	870
FST	112	50	56	4,874
FUS	1,388	100	1,388	120,786
LBA	504	110	554	48,210
PTO	368	5	18	1,566
SFB	1,040	80	832	72,402
SFB	152	80	122	10,617
SFB	168	80	134	11,661
TOTALS	17,075		13,420	1,167,834

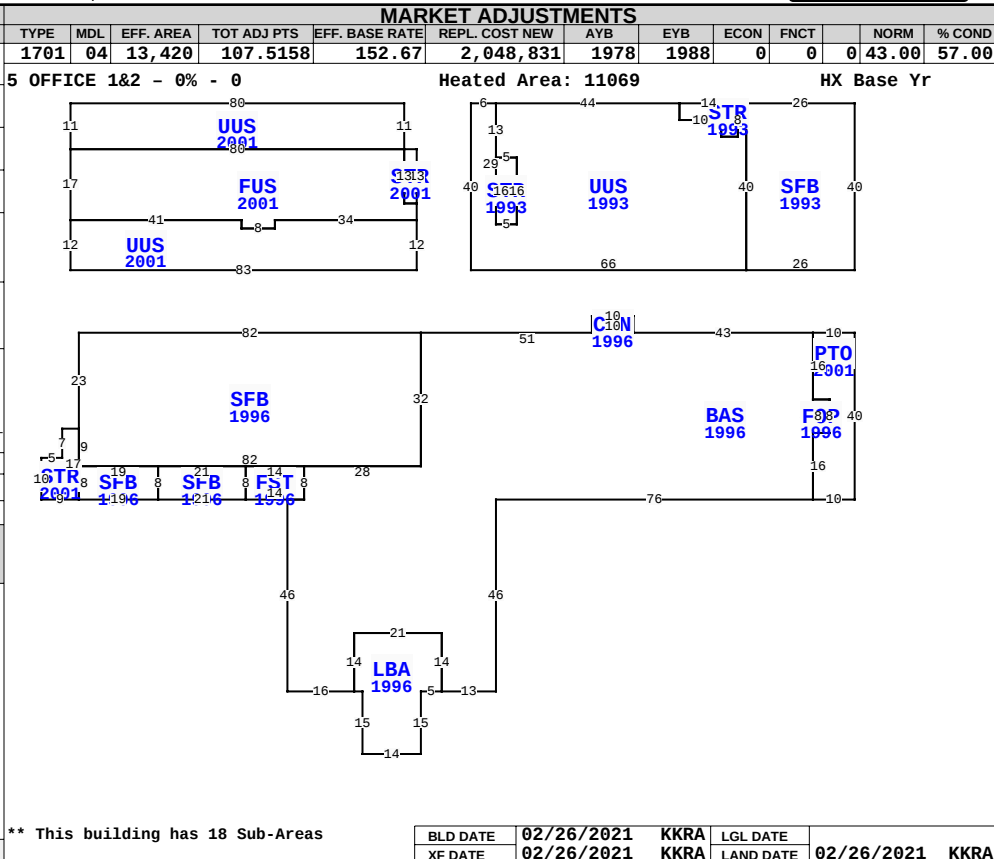
** This building has 18 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	02/26/2021
INC DATE			AG DATE	KKRA

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
11	0510	GARAGE WD-	0	0	0	57	24	1,368.00	SF	35.00	100
12	6001	ROLLUP DR	0	0	0	0		14.00	UT	400.00	100
13	6001	ROLLUP DR	0	0	0	0		24.00	UT	400.00	100
14	0812	CONCRETE C	0	0	0	0		6,898.00	SF	4.00	100
15	0097	AWNING CN	0	0	0	0		10.00	SF	65.00	100
16	4950	BOLLARD	0	0	0	0		29.00	UT	100.00	100
17	0812	CONCRETE C	0	0	0	0		10,416.00	SF	4.00	100
18	0097	AWNING CN	0	0	0	0		4.00	SF	65.00	100
19	4950	BOLLARD	0	0	0	0		21.00	UT	100.00	100
20	4950	BOLLARD	0	0	0	0		10.00	UT	100.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
7	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	1,522.60	AC	
8	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	643.09	AC	
9	009530	C	POND	0		OR	0.00	0.00	22.15	AC	
10	003800	C	GOLF CRS	0		OR	0.00	0.00	82.75	AC	



NASSAU COUNTY PROPERTY											
PAGE 2 of 32											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						9,333,708					
TOTAL MARKET OB/XF VALUE						1,113,587					
TOTAL LAND VALUE - MARKET						5,001,943					
TOTAL MARKET VALUE						11,385,483					
SOH/AGL Deduction						2,184,863					
ASSESSED VALUE						9,200,620					
TOTAL EXEMPTION VALUE						35					
BASE TAXABLE VALUE						3,580,940					
TOTAL JUST VALUE						15,449,238					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						7,736,743					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414207	CONSTR. MAINT. BL	20,000	12/01/2014
R1313547	ADMINISTRATION BLD	35,810	07/01/2013
M14212	MECH	0	01/01/2008
M14212	MECH	0	01/01/2008
M14213	MECH	0	01/01/2008
M14213	MECH	0	01/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1845/0710	3/13/2013	WD	Q	I	05	756,400	
GRANTOR: GILMAN INVESTMENT LLC							
GRANTEE: WHITE OAK CONSERVAT							
1845/0691	3/13/2013	WD	Q	I	05	16,143,700	
GRANTOR: WHITE OAK PLANTATION							
GRANTEE: WHITE OAK CONSERVAT							

BUILDING NOTES											
PTO=[YR=2001] W10BAS=[YR=1996] W43CAN=[YR=1996] N4W10S4E10\$W51SFB=[YR=1996] W82S23 STR=[YR=2001] W4S7W5S10E9N17\$S9 SFB=[YR=1996] S8E19N8SFB=[YR=1996] S8E21N8 FST=[YR=1996] S8E14N8W14\$W21\$W19\$E82 N32\$S32W28S8W4S46E16LBA=[YR=1996] E2 S15E14N15E5N14W21S14\$N14E21S14 E13N46E76N40\$S16FOP=[YR=1996] S8E4N8 W4\$E4S8W4S16E10N40\$ PTR=N15 SFB=[YR=1993] N40W26UUS=[YR=1993] W2 STR=[YR=1993] W14S4E10S4E4N8\$S8W4N4 W10N4W44S13STR=[YR=1993] S16E5N16W5\$ E5S16W5N29W6S40E66N40\$S40E26\$ S15\$ PTR= N15W105 UUS=[YR=2001] N12 FUS=[YR=2001] N4STR=[YR=2001] N13W3S13E3\$ W3N13UUS=[YR=2001] N11W80S11E80\$W80											

TOTAL OB/XF											
72,247											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
7	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	1,522.60	AC	
8	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	643.09	AC	
9	009530	C	POND	0		OR	0.00	0.00	22.15	AC	
10	003800	C	GOLF CRS	0		OR	0.00	0.00	82.75	AC	

[illegible]

WHITE OAK CONSERVATION HOLDINGS LLC
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 32																																				
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																		
Exterior Wall	10	ABOVE AVG 100								1701	04	4,394	106.8058	151.66	666,394	1977	1982	0	0	59.00	41.00	VALUATION BY								STANDARD																										
Roof Structur	04	WOOD TRUSS 100								8 OFFICE 1&2 - 0% - 0										Heated Area: 4298										HX Base Yr										Tax Group: 4								Tax Dist:								
Roof Cover	03	COMP SHNGL 100																																						BUILDING MARKET VALUE								9,333,708								
Interior Wall	05	DRYWALL 100																																						TOTAL MARKET OB/XF VALUE								1,113,587								
Interior Floo	14	CARPET 50																																						TOTAL LAND VALUE - MARKET								5,001,943								
Interior Floo	15	HARDTILE 50																																						TOTAL MARKET VALUE								11,385,483								
Ceiling	01	FIN.SUSPD 100																																						SOH/AGL Deduction								2,184,863								
Air Condition	03	CENTRAL 100																																						ASSESSED VALUE								9,200,620								
Heating Type	04	AIR DUCTED 100																																						TOTAL EXEMPTION VALUE								35 5,619,680								
Fixtures	7	100																																						BASE TAXABLE VALUE								3,580,940								
Frame	02	WOOD FRAME 100																																						TOTAL JUST VALUE								15,449,238								
Story Height		9 100																																						NCON VALUE								0								
RMS		16 100																																						INCOME VALUE																
Stories	1.	1. 100																																						PREVIOUS YEAR MKT VALUE								7,736,743								
Units		0 100																																																						
Occupancy	00	NONE 100																																																						
Quality		03	Quality Level 03																																																					
DOR CODE		5900	TIMBERLAND UNCLASS																																																					
MAP NUM			MKT AREA																																						05															
NEIGHBORHOOD/LOC		5001.00																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																				
BAS	3,914	100	3,914	243,375																																																				
BAS	384	100	384	23,877																																																				
DCK	60	10	6	373																																																				
DCK	63	10	6	373																																																				
DCK	116	10	12	746																																																				
DCK	216	10	22	1,368																																																				
DCK	276	10	28	1,741																																																				
FOP	72	30	22	1,368																																																				
TOTALS		5,101		4,394	273,222																																																			
EXTRA FEATURES					581705 WHITE OAK RD, YULEE																																																			
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																																								
31	1123	CB 8"	0	0	56	2		112.00	SF 6.15	100	1987	1987	3	54.5	375																																									
32	1242	WD DECK A	0	0	0	0		1,142.00	SF 10.00	100	1992	1992	3	20	2,284																																									
33	2506	GOLF LIGHT	0	0	0	0		4.00	UT 10,000.00	100	1991	1991	3	20	8,000																																									
34	0424	CL FNC 6'	0	0	0	0		270.00	LF 20.00	100	1992	1992	3	30	1,620																																									
35	0425	CL FNC 8'	0	0	0	0		860.00	LF 10.65	100	1992	1992	3	30	2,748																																									
36	2503	GOLF CRS 3	0	0	0	0		4.00	UT 80,000.00	100	1989	1989	3	80	256,000																																									
37	0350	CARPORT WD	0	0	12	12		144.00	SF 13.00	100	2001	2001	3	20	374																																									
38	0940	SHEDS/PORT	0	0	16	13		208.00	SF 30.00	100	2001	2001	3	20	1,248																																									
39	0861																																																							

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REVIEW DATE	02/26/2021	BY	KK	Total Acres: 2,260.59	Total Land Value: 938,188	Market: 4,764,518	Agricultural: 700,763	Common: 237,425	PRINTED 08/02/2023 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 13 of 32										4											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		0		0		NORM		% COND		VALUATION SUMMARY																	
Exterior Wall		15		CONC BLOCK 100		4803		06		23,094		91.3140		43.37		1,001,587		1994		1994		0		0		0		40.00		60.00		VALUATION BY										STANDARD									
Roof Structur		10		STEEL FRME 100		32		STOR WAREH - 0%		0		0		0		Heated Area: 21789				HX		Base Yr										Tax Group: 4										Tax Dist:									
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE										9,333,708									
Interior Wall		01		MINIMUM 100																												TOTAL MARKET OB/XF VALUE										1,113,587									
Interior Floo		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET										5,001,943									
Ceiling		04		NONE 100																												TOTAL MARKET VALUE										11,385,483									
Air Condition		01		NONE 100																												SOH/AGL Deduction										2,184,863									
Heating Type		01		NONE 100																												ASSESSED VALUE										9,200,620									
Plumbing				4 100																												TOTAL EXEMPTION VALUE										35									
Frame		03		MASONRY 100																												BASE TAXABLE VALUE										3,580,940									
Story Height				18 100																												TOTAL JUST VALUE										15,449,238									
RMS				4 100																												NCON VALUE										0									
Stories		1.5		1.5 100																												INCOME VALUE																			
Class		00		. 100																												PREVIOUS YEAR MKT VALUE										7,736,743									
Units		00		0 100																																															
Occupancy		00		NONE 100																																															
Quality		03		Quality Level 03																																															
DOR CODE		5900		TIMBERLAND UNCLASS																																															
MAP NUM				MKT AREA																																						05									
NEIGHBORHOOD/LOC		5001.00																																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																											
AOF		972		185		1,798		46,787																																											
BAS		594		100		594		15,457																																											
BAS		621		100		621		16,160																																											
BAS		19,602		100		1																																													

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

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REVIEW DATE	02/26/2021	BY	KK	Total Acres: 2,260.59	Total Land Value: 938,188	Market: 4,764,518	Agricultural: 700,763	Common: 237,425	PRINTED 08/02/2023 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 20 of 32										4	
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		17		CB STUCCO 100		4803		06		393		77.6790		36.90		14,502		1992		1992		0		0		0		45.00		55.00		VALUATION BY					STANDARD				
Roof Structur		04		WOOD TRUSS 100		41		STOR WAREH		- 0%		- 0				Heated Area: 384						HX		Base Yr						Tax Group: 4					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					9,333,708						
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					1,113,587						
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					5,001,943						
Ceiling		02		F.NOT SUS 100																										TOTAL MARKET VALUE					11,385,483						
Air Condition		01		NONE 100																										SOH/AGL Deduction					2,184,863						
Heating Type		01		NONE 100																										ASSESSED VALUE					9,200,620						
Plumbing				2 100																										TOTAL EXEMPTION VALUE					35						
Frame		03		MASONRY 100																										BASE TAXABLE VALUE					3,580,940						
Story Height				9 100																										TOTAL JUST VALUE					15,449,238						
RMS				2 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE											
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					7,736,743						
Units		00		0 100																																					
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		5900		TIMBERLAND UNCLASS																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		5001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		384		100		384		7,794																																	
STP		21		10		2		41																																	
STP		24		10		2		41																																	
STP		48		10		5		102																																	
TOTALS		477				393		7,976																																	
EXTRA FEATURES																																									

REVIEW DATE	02/26/2021	BY	KK	Total Acres: 2,260.59	Total Land Value: 938,188	Market: 4,764,518	Agricultural: 700,763	Common: 237,425	PRINTED 08/02/2023 BY SYS
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WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

31

HARDIE BRD 90

Exterior Wall

28

GLASS THRM 10

Roof Structure

04

WOOD TRUSS 100

Roof Cover

10

WD SHINGLE 100

Interior Wall

05

DRYWALL 80

Interior Wall

06

CUST PANEL 20

Interior Floor

14

CARPET 100

Ceiling

02

F.NOT SUS 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Fixtures

52

100

Frame

02

WOOD FRAME 100

Story Height

10

100

RMS

15

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

5900

TIMBERLAND UNCLASS

MAP NUM

MKT AREA

NEIGHBORHOOD/LOC

5001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

425

100

425

18,907

BAS

5,419

100

5,419

241,068

FOP

45

30

14

623

FST

96

50

48

2,135

KTA

648

110

713

31,718

TOTALS

6,633

6,619

294,451

EXTRA FEATURES

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

581705 WHITE OAK RD, YULEE

BLD DATE

02/26/2021

KKRA

LGL DATE

02/26/2021

KKRA

XF DATE

02/26/2021

KKRA

LAND DATE

02/26/2021

KKRA

INC DATE

AG DATE

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

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

02/26/2021

BY

KK

Total Acres:

2,260.59

Total Land Value:

938,188

Market:

4,764,518

Agricultural:

700,763

Common:

237,425

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0150

04

6,619

112.3850

56.19

371,922

1970

1970

0

0

0

20.83

79.17

44 ACCESSORY U - 0% - 0

Heated Area: 6492

HX Base Yr

Basement Footprint Diagram

Diagram showing building footprint with dimensions and area calculations. Includes labels for BAS 1993, FST 1993, and KTA 1993.

NASSAU COUNTY PROPERTY

PAGE 22 of 32

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

9,333,708

TOTAL MARKET OB/XF VALUE

1,113,587

TOTAL LAND VALUE - MARKET

5,001,943

TOTAL MARKET VALUE

11,385,483

SOH/AGL Deduction

2,184,863

ASSESSED VALUE

9,200,620

TOTAL EXEMPTION VALUE

35

5,619,680

BASE TAXABLE VALUE

3,580,940

TOTAL JUST VALUE

15,449,238

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

7,736,743

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1845/0710

3/13/2013

WD Q

I

05

756,400

GRANTOR: GILMAN INVESTMENT LLC

GRANTEE: WHITE OAK CONSERVAT

1845/0691

3/13/2013

WD Q

I

05

16,143,700

GRANTOR: WHITE OAK PLANTATION

GRANTEE: WHITE OAK CONSERVAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46N8W28S18W42N22W28 S22W8S28E40KTA=[YR=1993]
S20BAS=[YR=1993] S17E29N13W17N4W12SE12S4E17N16 FST=[YR=1993]
N8W12S8E12SW12N8W1N6 W16S6SN6E16S6E13FOP=[YR=1993] E9N5W9
S5\$N5E9S5E28N6E46N32\$.

[illegible]

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[illegible]

[illegible]

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YULEE, FL 32097

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[illegible]

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24-4N-25-0000-0001-0000

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 29 of 32										4																				
ELEMENT		CD		CONSTRUCTION													VALUATION SUMMARY																																											
Exterior Wall		29		NONE 60													TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY										STANDARD									
Exterior Wall		06		BD/BATTEN 40													8600		06		5,544		25.8509		6.20		34,373		1992		1992		0		0		0 50.00		50.00		Tax Group: 4										Tax Dist:									
Roof Structur		04		WOOD TRUSS 100													51 BARNs - 0% - 0 Heated Area: 5544 HX Base Yr 72 72 77 77 BAS 1993										BUILDING MARKET VALUE										9,333,708																							
Roof Cover		01		MINIMUM 100																							TOTAL MARKET OB/XF VALUE										1,113,587																							
Interior Wall		07		NONE 100																							TOTAL LAND VALUE - MARKET										5,001,943																							
Interior Floo		01		NONE 100																							TOTAL MARKET VALUE										11,385,483																							
Ceiling		04		NONE 100																							SOH/AGL Deduction										2,184,863																							
Air Condition		01		NONE 100																							ASSESSED VALUE										9,200,620																							
Heating Type		01		NONE 100																							TOTAL EXEMPTION VALUE										35																							
Plumbing		1		100																							BASE TAXABLE VALUE										3,580,940																							
Frame		02		WOOD FRAME 100																							TOTAL JUST VALUE										15,449,238																							
Story Height				12 100																							NCON VALUE										0																							
RMS				1 100													INCOME VALUE																																											
Stories		1.		1. 100													PREVIOUS YEAR MKT VALUE										7,736,743																																	
Class		00		. 100																																																								
Units		00		0 100																																																								
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Quality		03		Quality Level 03																																																								
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MAP NUM				MKT AREA																							05																																	
NEIGHBORHOOD/LOC		5001		.00																																																								
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																				
BAS		5,544		100		5,544		17,187																																																				
TOTALS		5,544				5,544		17,186																																																				
EXTRA FEATURES										581705 WHITE OAK RD, YULEE										BLD DATE		02/26/2021		KKRA		LGL DATE		02/26/2021		KKRA																														
																				XF DATE		02/26/2021		KKRA		LAND DATE		AG 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																														

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[illegible]

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[illegible]