PT SUSAN CASHEN GRANT
SEC 40-4N-25E IN OR 1971/1164
BEING PARCEL "7"

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

2023

40-4N-25-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
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

LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/23/2016 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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	360,475
TOTAL MARKET VALUE	103,817
SOH/AGL Deduction	0
ASSESSED VALUE	103,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,817
TOTAL JUST VALUE	360,475
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
1971/1164	3/27/2015	SW	Q	V	05	10,607,400

GRANTOR: WOODSTOCK LLLP
GRANTEE: WHITE OAK CONSERVAT

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	005400	A	TIMBER 1 SI	0			0.00	0.00	144.19	AC		1.00	1.00	1.00	720.00	720.00	103,817							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	144.19	AC		1.00	1.00	1.00	2,500.00	2,500.00	360,475							

REVIEW DATE 06/11/2021 BY KBA Total Acres: 144.19 Total Land Value: 103,817 Market: 360,475 Agricultural: 103,817 Common: 0 PRINTED 08/02/2023 BY SYS