JOHN FRAZER GRANT K/A "THE ROUNDABOUT" SEC 40-4N-26E IN OR 1845/691 BEING PARCEL 16

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

2023

40-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 17, YULEE

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	586,300
TOTAL MARKET VALUE	13,325
SOH/AGL Deduction	0
ASSESSED VALUE	13,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,325
TOTAL JUST VALUE	586,300
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
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0862/1736	1/14/1999	WD	U	I	09	13,800,000
GRANTOR: GILMAN INVESTMENT COM						
GRANTEE: W O CORPORATION						

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	005930	A	TIMB SWAMP	0		OR	0.00	0.00	266.50	AC		1.00	1.00	1.00	50.00	50.00	13,325							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	266.50	AC		1.00	1.00	1.00	2,200.00	2,200.00	586,300							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 266.50 Total Land Value: 13,325 Market: 586,300 Agricultural: 13,325 Common: 0 PRINTED 08/02/2023 BY SYS