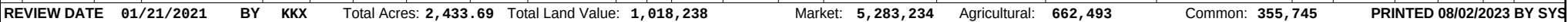


WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

43-4N-26-0000-0001-0000



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

43-4N-26-0000-0001-0000

[illegible]

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

43-4N-26-0000-0001-0000

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

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 6 of 68				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		12		CEDAR 100		2101		04		640		95.7946		169.80		108,672		2001		2001		0		0		18.00		82.00		VALUATION BY					STANDARD						
Roof Structur		04		WOOD TRUSS 100		75		RSTARANT 1 - 0%		0		0		0		0		0		0		0		0		0		0		Tax Group: 4					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					7,635,703						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					935,718						
Interior Floo		16		EPOXY STRP 100																										TOTAL LAND VALUE - MARKET					5,638,979						
Ceiling		02		F.NOT SUS 100																										TOTAL MARKET VALUE					9,589,659						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					1,589,046						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					8,000,613						
Fixtures				3 100																										TOTAL EXEMPTION VALUE					35 4,618,364						
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					3,382,249						
Story Height				9 100																										TOTAL JUST VALUE					14,210,400						
RMS				3 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					6,671,266						
Occupancy		00		NONE 100																																					
Quality		02		Quality Level 02																																					
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		580		100		580		80,757																																	
FST		120		50		60		8,354																																	
TOTALS		700		640		89,111																																			
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											
55		0861		POOL GUNIT		0 0 40 20		800.00		SF		85.00		85.00		100																									

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

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 7 of 68																																				
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																		
Exterior Wall	11	BD/BTN AVG 100								4803	06	418	54.5160	25.90	10,826	1998	1998	0	0	0	31.00	69.00	VALUATION BY																																	
Roof Structur	04	WOOD TRUSS 100								76 STOR WAREH - 0% - 0														Heated Area: 416								HX Base Yr								STANDARD																
Roof Cover	03	COMP SHNGL 100																														Tax Group: 4								Tax Dist:																
Interior Wall	07	NONE 100																														BUILDING MARKET VALUE								7,635,703																
Interior Floo	03	CONC FINSH 100																														TOTAL MARKET OB/XF VALUE								935,718																
Ceiling	02	F.NOT SUS 100																														TOTAL LAND VALUE - MARKET								5,638,979																
Air Condition	01	NONE 100																														TOTAL MARKET VALUE								9,589,659																
Heating Type	01	NONE 100																														SOH/AGL Deduction								1,589,046																
Plumbing		0 100																														ASSESSED VALUE								8,000,613																
Frame	02	WOOD FRAME 100																														TOTAL EXEMPTION VALUE								35								4,618,364								
Story Height		8 100																														BASE TAXABLE VALUE								3,382,249																
RMS		1 100																														TOTAL JUST VALUE								14,210,400																
Stories	1.	1. 100																														NCON VALUE								0																
Class	00	. 100																														INCOME VALUE																								
Units		0 100																														PREVIOUS YEAR MKT VALUE								6,671,266																
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	416	100	416	7,434																																																				
PTO	40	5	2	36																																																				
TOTALS		456		418	7,470																																																			
EXTRA FEATURES		581705 WHITE OAK RD, YULEE																		BLD DATE		05/28/2019		KK		LGL DATE				05/30/2023		MLU																								
																				XF DATE						LAND DATE																														
																				INC DATE						AG 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																																							
65	0310	AL GANG WY	0	0	0	0	16.00	LF	115.00	115.00	100	1996	1996	3	20	368																																								
66	0850	PEBBLE WLK	0	0	0	0	944.00	SF	3.50	3.50	100	2001	2001	3	82	2,709																																								
67	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	86	22																																								
68	0649	LIGHTS-GD	0	0	0	0	1.00	SF	225.00	225.00	100	2001	2001	3	20	45																																								
69	0940	SHEDS/PORT	0	0	14	6	84.00	SF	30.00	30.00	100	1996	1996	3	20	504																																								
70	0350	CARPORT WD	0	0	6	6	36.00	SF	13.00	13.00	100	1996	1996	3	20	94																																								
71	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	800																																								
72	0820	WOOD WALK	0	0	24	20	480.00	SF	11.75	11.75	100	1994	1994	3	40	2,256																																								
73	0300	BOAT DCK W	0	0	0	0	2,928.00	SF	40.00	40.00	100	2005	2005	3	44	51,533																																								
74	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400																																								
LAND DESCRIPTION										TOTAL OB/XF										59,731																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT																																												

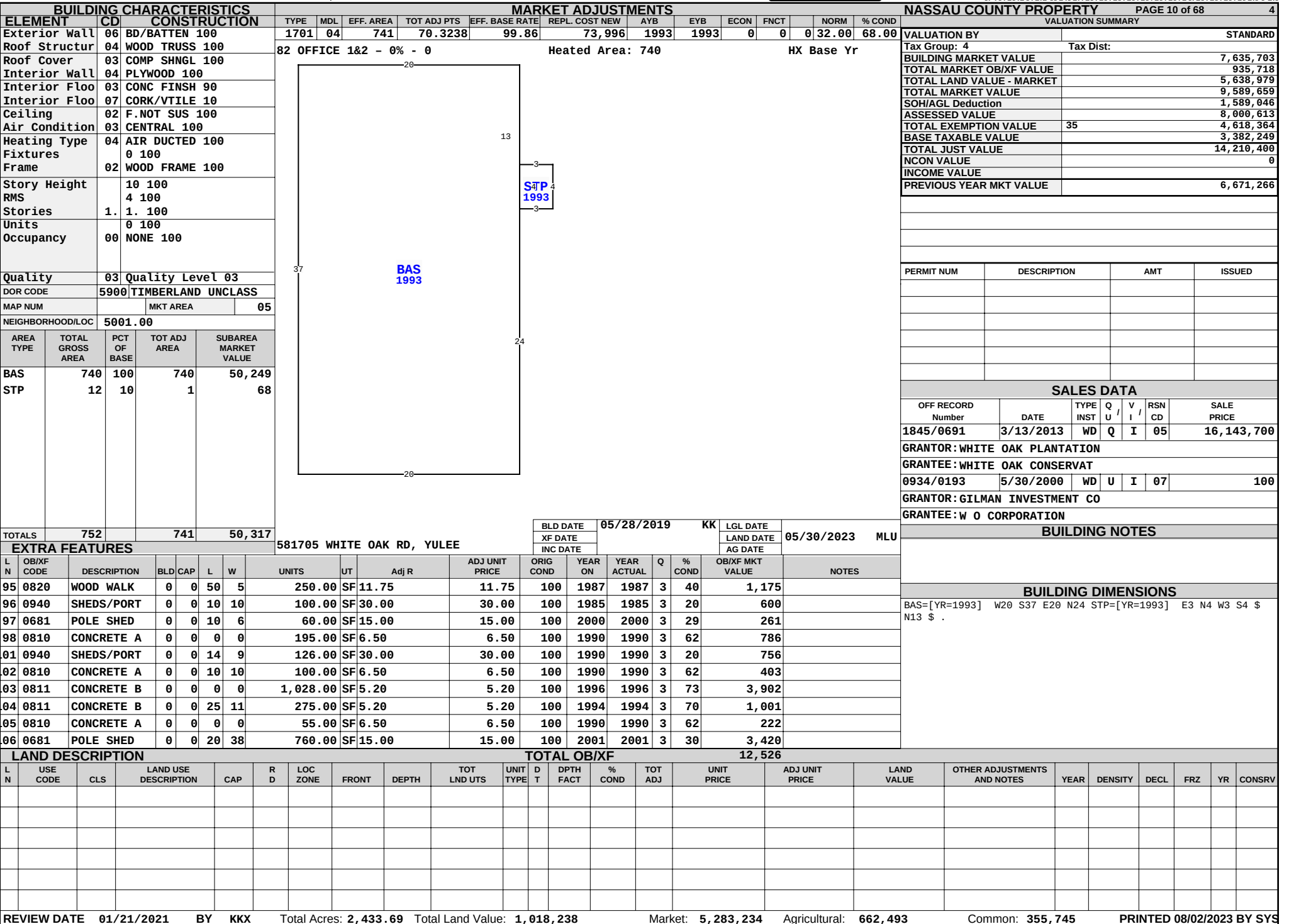
WHITE OAK CONSERVATION HOLDINGS LLC
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YULEE, FL 32097

43-4N-26-0000-0001-0000

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

43-4N-26-0000-0001-0000

[illegible]

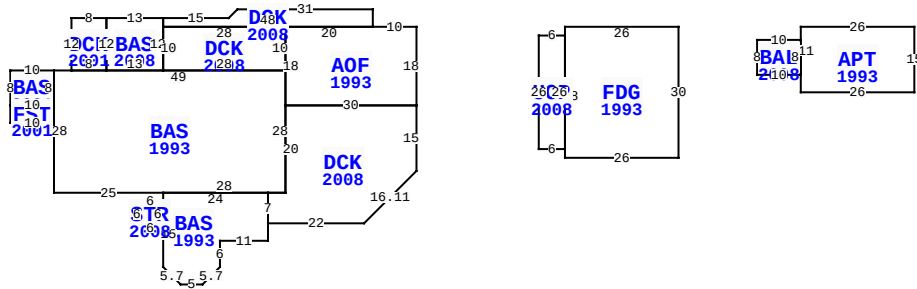
WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

43-4N-26-0000-0001-0000

[illegible]

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

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 14 of 68																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	12	CEDAR 100								0100	01	5,198	111.9100	101.00	524,998	1983	1988	0	0	0	17.00	83.00																	
Roof Structur	03	GABLE/HIP 100								86 SINGLE FAM - 0% - 0										Heated Area: 4476										HX Base Yr									
Roof Cover	11	SLATE 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	09	PINE WOOD 90																																					
Interior Floo	11	CLAY TILE 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		5 100																																					
Bathrooms		5 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	2.5	2.5 100																																					
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																		05																		
NEIGHBORHOOD/LOC		5001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
AOF	540	110	594	49,795																																			
APT	390	100	390	32,694																																			
BAL	80	15	12	1,006																																			
BAS	378	100	378	31,688																																			
BAS	1,484	100	1,484	124,404																																			
BAS	80	100	80	6,706																																			
BAS	156	100	156	13,077																																			
DCK	96	10	10	838																																			
DCK	160	10	16	1,341																																			
DCK	280	10	28	2,347																																			
TOTALS	6,870		5,198	435,748																																			
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																							
37	0681	POLE SHED	0	0	54	10			15.00	100	1990	1990	3	20	1,620																								
38	0680	POLE SHED	0	0	12	19			10.00	100	1990	1990	3	20	456																								
39	0681	POLE SHED	0	0	16	16			15.00	100	1990	1990	3	20	768																								
40	0681	POLE SHED	0	0	16	16			15.00	100	1990	1990	3	20	768																								
41	0681	POLE SHED	0	0	16	16			15.00	100	1990	1990	3	20	768																								
42	0681	POLE SHED	0	0	30	11			15.00	100	1990	1990	3	20	1,980																								
43	0681	POLE SHED	0	0	16	16			15.00	100	1990	1990	3	20	768																								
44	0680	POLE SHED	0	0	18	12			10.00	100	1990	1990	3	20	432																								
45	0680	POLE SHED	0	0	13	19			4.00	100	1990	1990	3	20	198																								
46	0681	POLE SHED	0	0	16	16			6.00	100	1990	1990	3	20	307																								
LAND DESCRIPTION										TOTAL OB/XF										8,065																			
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															

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

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 15 of 68																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	06	BD/BATTEN 50								1701	04	4,510	91.8000	130.36	587,924	1986	1990	0	0	38.00	62.00	VALUATION BY								STANDARD																									
Exterior Wall	14	WD SHINGLE 50								87 OFFICE 1&2 - 0% - 0										Heated Area: 4164										HX Base Yr										Tax Group: 4								Tax Dist:							
Roof Structure	04	WOOD TRUSS 100																												BUILDING MARKET VALUE										7,635,703															
Roof Cover	03	COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE										935,718															
Interior Wall	05	DRYWALL 50																												TOTAL LAND VALUE - MARKET										5,638,979															
Interior Wall	08	DECORATIVE 50																												TOTAL MARKET VALUE										9,589,659															
Interior Floor	11	CLAY TILE 50																												SOH/AGL Deduction										1,589,046															
Interior Floor	14	CARPET 50																												ASSESSED VALUE										8,000,613															
Ceiling	02	F.NOT SUS 100																												TOTAL EXEMPTION VALUE										35															
Air Condition	03	CENTRAL 100																												BASE TAXABLE VALUE										4,618,364															
Heating Type	04	AIR DUCTED 100																												TOTAL JUST VALUE										14,210,400															
Fixtures		10 100																												NCON VALUE										0															
Frame	02	WOOD FRAME 100																												INCOME VALUE																									
Story Height		8 100																												PREVIOUS YEAR MKT VALUE										6,671,266															
RMS		16 100																																																					
Stories	2.	2. 100																																																					
Units		0 100																																																					
BUD8 Adjustme	04	DIST 01 100																																																					
Quantity	00	ONE 100																																																					
DOR CODE		5900																																																					
MAP NUM																																																							
NEIGHBORHOOD/LOC		5001.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAL	44	15	7	566																																																			
BAS	416	100	416	33,623																																																			
BAS	1,740	100	1,740	140,632																																																			
FOP	100	30	30	2,425																																																			
FOP	165	30	50	4,041																																																			
FOP	36	30	11	889																																																			
FUS	2,008	100	2,008	162,293																																																			
STR	105	10	10	808																																																			
UST	594	40	238	19,236																																																			
TOTALS	5,208		4,510	364,513																																																			
EXTRA FEATURES										581705 WHITE OAK RD, YULEE																																													

WHITE OAK CONSERVATION HOLDINGS LLC
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YULEE, FL 32097

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

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BUILDING CHARACTERISTICS															MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 17 of 68									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										4				
Exterior Wall		10		ABOVE AVG 100		8601		04		619		54.0068		25.92		16,044		1970		1970		0		0		0 50.00		50.00		VALUATION BY										STANDARD				
Roof Structur		04		WOOD TRUSS 100		89		BOAT HOUSE - 0% - 0								Heated Area: 594												HX Base Yr		Tax Group: 4										Tax Dist:				
Roof Cover		11		SLATE 100																										BUILDING MARKET VALUE										7,635,703				
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE										935,718				
Interior Floo		01		NONE 70																										TOTAL LAND VALUE - MARKET										5,638,979				
Interior Floo		09		PINE WOOD 30																										TOTAL MARKET VALUE										9,589,659				
Ceiling		04		NONE 100																										SOH/AGL Deduction										1,589,046				
Air Condition		01		NONE 100																										ASSESSED VALUE										8,000,613				
Heating Type		01		NONE 100																										TOTAL EXEMPTION VALUE										35 4,618,364				
Fixtures		0 100																												BASE TAXABLE VALUE										3,382,249				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE										14,210,400				
Story Height				8 100																										NCON VALUE										0				
RMS				1 100																										INCOME VALUE														
Stories		1.		1. 100																										PREVIOUS YEAR MKT VALUE										6,671,266				
Units				0 100																																								
Occupancy		00		NONE 100																																								
Quality		02		Quality Level 02																																								
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		594		100		594		7,698																																				
DCK		132		10		13		169																																				
UOP		60		20		12		156																																				
TOTALS		786		619		8,022																																						
EXTRA FEATURES																																												
L N																																												

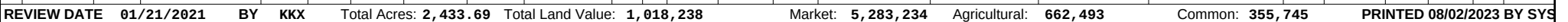
WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

43-4N-26-0000-0001-0000

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	0	0	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		11	BD/BTN AVG 100		0100	01	2,470	108.0960	97.56	240,973	1990	1992	0	0	0	15.00	85.00	VALUATION BY					STANDARD																
Roof Structur		03	GABLE/HIP 100		90 SINGLE FAM - 0% - 0															Heated Area: 2137										HX Base Yr									
Roof Cover		05	COMP SHNGL 100																	Tax Group: 4										Tax Dist:									
Interior Wall		03	DRYWALL 100																	BUILDING MARKET VALUE										7,635,703									
Interior Floo		14	CARPET 80																	TOTAL MARKET OB/XF VALUE										935,718									
Interior Floo		11	CLAY TILE 20																	TOTAL LAND VALUE - MARKET										5,638,979									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										9,589,659									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										1,589,046									
Bedrooms			4 100																	ASSESSED VALUE										8,000,613									
Bathrooms			4 100																	TOTAL EXEMPTION VALUE										35									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										3,382,249									
Stories		1.	1. 100																	TOTAL JUST VALUE										14,210,400									
Units		00	0 100		NCON VALUE										0																								
Occupancy		00	NONE 100		INCOME VALUE										PREVIOUS YEAR MKT VALUE										6,671,266														
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		1,225	100	1,225	101,584																																		
BAS		912	100	912	75,629																																		
DCK		3,271	10	327	27,117																																		
STR		57	10	6	497																																		
TOTALS		5,465		2,470	204,827																																		
EXTRA FEATURES		581705 WHITE OAK RD, YULEE										BLD DATE 05/28/2019 KK										LGL DATE																	
												XF DATE										LAND DATE																	
												INC DATE										AG 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																						
77		0681	POLE SHED	0	0	20	16	320.00	SF	15.00	15.00	100	1990	1990	3	20	960																						
78		0681	POLE SHED	0	0	36	21	756.00	SF	15.00	15.00	100	1990	1990	3	20	2,268																						
79		0681	POLE SHED	0	0	36	21	756.00	SF	15.00	15.00	100	1990	1990	3	20	2,268																						
80		0681	POLE SHED	0	0	16	40	640.00	SF	15.00	15.00	100	1990	1990	3	20	1,920																						
81		0680	POLE SHED	0	0	10	30	300.00	SF	10.00	10.00	100	1990	1990	3	20	600																						
82		0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768																						
83		0681	POLE SHED	0	0	14	16	224.00	SF	18.00	18.00	100	1990	1990	3	20	806																						
84		2601	GRNHS FG 1	0	0	48	40	1,920.00	SF	10.35	10.35	100	1998	1998	3	20	3,974																						
85		0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768																						
86		0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768																						
LAND DESCRIPTION																																							

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

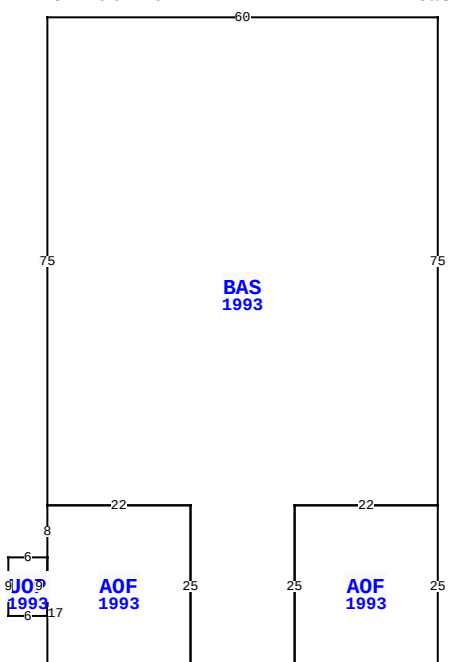
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WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

43-4N-26-0000-0001-0000

REVIEW DATE 01/21/2021 BY KKK Total Acres: 2,433.69 Total Land Value: 1,018,238 Market: 5,283,234 Agricultural: 662,493 Common: 355,745 PRINTED 08/02/2023 BY SYS

BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 22 of 68				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		25		MOD METAL 100	8600	06		6,952	82,8200		19.88	138,206	1980	1980		0		0	50.00	50.00	VALUATION BY					STANDARD													
Roof Structur		10		STEEL FRME 100	94 BARNS - 0% - 0															Heated Area: 6000					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		12		MODULAR MT 100																BUILDING MARKET VALUE					7,635,703														
Interior Wall		07		NONE 100																TOTAL MARKET OB/XF VALUE					935,718														
Interior Floo		03		CONC FINSH 100																TOTAL LAND VALUE - MARKET					5,638,979														
Ceiling		04		NONE 100																TOTAL MARKET VALUE					9,589,659														
Air Condition		01		NONE 100																SOH/AGL Deduction					1,589,046														
Heating Type		01		NONE 100																ASSESSED VALUE					8,000,613														
Plumbing				2 100																TOTAL EXEMPTION VALUE					35					4,618,364									
Frame		05		STEEL 100																BASE TAXABLE VALUE										3,382,249									
Story Height				14 100																TOTAL JUST VALUE										14,210,400									
RMS				3 100																NCON VALUE										0									
Stories		1.		1. 100	INCOME VALUE																																		
Class		00		. 100	PREVIOUS YEAR MKT VALUE										6,671,266																								
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																															
AOF		550		185		1,018		10,119																															
AOF		550		185		1,018		10,119																															
BAS		4,900		100		4,900		48,706																															
UOP		54		30		16		159																															
TOTALS		6,054				6,952		69,103																															
EXTRA FEATURES					581705 WHITE OAK RD, YULEE															BLD DATE 05/28/2019					KK					LGL DATE 05/30/2023					MLU				
																				XF DATE										LAND DATE									
																				INC DATE										AG 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									
17		0680		POLE SHED		0 0		26 20		520.00		SF		10.00		10.00		100		1990		1990		3		20		1,040											
18		0680		POLE SHED		0 0		26 20		520.00		SF		10.00		10.00		100		1990		1990		3		20		1,040											
19		0681		POLE SHED		0 0		20 20		400.00		SF		15.00		15.00		100		1990		1990		3		20		1,200											
20		0681		POLE SHED		0 0		20 20		400.00		SF		15.00		15.00		100		1990		1990		3		20		1,200											
21		0681		POLE SHED		0 0		20 20		400.00		SF		15.00		15.00		100		1990		1990		3		20		1,200											
22		0681		POLE SHED		0 0		20 20		400.00		SF		15.00		15.00		100		1990		1990		3		20		1,200											
23		0681		POLE SHED		0 0		20 20		400.00		SF		15.00		15.00		100		1990		1990		3		20		1,200											
24		0681		POLE SHED		0 0		20 20		400.00		SF		15.00		15.00		100		1990		1990		3		20		1,200											
25		0681		POLE SHED		0 0		20 20		400.00		SF		15.00		15.00																							

WHITE OAK CONSERVATION HOLDINGS LLC
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 23 of 68																											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall		29	NONE 70							8600	06	4,658	45.8927	11.01	51,285	1990	1990	0	0	0	50.00	50.00	VALUATION BY																								
Exterior Wall		12	CEDAR 30							95 BARNs - 0% - 0														Heated Area: 4050								HX Base Yr								STANDARD							
Roof Structur		04	WOOD TRUSS 100																					Tax Group: 4								Tax Dist:															
Roof Cover		03	COMP SHNGL 100																					BUILDING MARKET VALUE								7,635,703															
Interior Wall		07	NONE 100																					TOTAL MARKET OB/XF VALUE								935,718															
Interior Floo		03	CONC FINSH 100																					TOTAL LAND VALUE - MARKET								5,638,979															
Ceiling		01	FIN.SUSPD 100																					TOTAL MARKET VALUE								9,589,659															
Air Condition		01	NONE 100																					SOH/AGL Deduction								1,589,046															
Heating Type		01	NONE 100																					ASSESSED VALUE								8,000,613															
Plumbing		2	100																					TOTAL EXEMPTION VALUE								35															
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE								3,382,249															
Story Height			11 100																					TOTAL JUST VALUE								14,210,400															
RMS			2 100																					NCON VALUE								0															
Stories		1.	1. 100																					INCOME VALUE																							
Class		00	. 100																					PREVIOUS YEAR MKT VALUE								6,671,266															
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		224	185	414	2,279																																										
BAS		3,518	100	3,518	19,367																																										
GOF		308	210	647	3,562																																										
PTO		540	5	27	149																																										
UST		104	50	52	287																																										
TOTALS		4,694		4,658	25,642																																										
EXTRA FEATURES		581705 WHITE OAK RD, YULEE																																													
BLD DATE		05/28/2019							KK														LGL DATE																								
XF DATE																							LAND DATE																								
INC DATE																							AG 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																													
227		0680	POLE SHED	0	0	25	20	500.00	SF	10.00	10.00	100	1990	1990	3	20	1,000																														
228		0680	POLE SHED	0	0	25	20	500.00	SF	10.00	10.00	100	1990	1990	3	20	1,000																														
229		0680	POLE SHED	0	0	50	20	1,000.00	SF	10.00	10.00	100	1990	1990	3	20	2,000																														
230		0681	POLE SHED	0	0	40	18	720.00	SF	15.00	15.00	100	1990	1990	3	20	2,160																														
231		0681	POLE SHED	0	0	32	15	480.00	SF	15.00	15.00	100	1990	1990	3	20	1,440																														
232		0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200																														
233		0680	POLE SHED	0	0	32	15	480.00	SF	10.00	10.00	100	1990	1990	3	20	960																														
234		0680	POLE SHED	0	0	50	20	800.00	SF	10.00	10.00	100	1990	1990	3	20	1,600																														
235		0681	POLE SHED	0	0	100	16	1,600.00	SF	15.00	15.00	100	1990	1990	3	20	4,800																														
236		0681	POLE SHED	0	0	50	16	800.00	SF	15.00	15.00	100	1990	1990	3	20	2,400																														
LAND DESCRIPTION		TOTAL OB/XF</																																													

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

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YULEE, FL 32097

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YULEE, FL 32097

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

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REVIEW DATE	01/21/2021	BY	KKX	Total Acres: 2,433.69	Total Land Value: 1,018,238	Market: 5,283,234	Agricultural: 662,493	Common: 355,745	PRINTED 08/02/2023 BY SYS
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WHITE OAK CONSERVATION HOLDINGS LLC
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YULEE, FL 32097

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YULEE, FL 32097

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WHITE OAK CONSERVATION HOLDINGS LLC
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YULEE, FL 32097

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YULEE, FL 32097

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YULEE, FL 32097

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YULEE, FL 32097

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WHITE OAK CONSERVATION HOLDINGS LLC
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YULEE, FL 32097

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YULEE, FL 32097

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

43-4N-26-0000-0001-0000

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REVIEW DATE	01/21/2021	BY	KKX	Total Acres: 2,433.69	Total Land Value: 1,018,238	Market: 5,283,234	Agricultural: 662,493	Common: 355,745	PRINTED 08/02/2023 BY SYS
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WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

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

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 45 of 68										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		12		CEDAR 100		8600		06		440		45.7380		10.98		4,831		1985		1985		0		0		50.00		50.00		VALUATION BY					STANDARD									
Roof Structur		04		WOOD TRUSS 100		118		BARNs - 0% - 0								Heated Area: 440														Tax Group: 4					Tax Dist:									
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					7,635,703									
Interior Wall		02		WALL BD/WD 100																										TOTAL MARKET OB/XF VALUE					935,718									
Interior Floo		01		NONE 100																										TOTAL LAND VALUE - MARKET					5,638,979									
Ceiling		02		F.NOT SUS 100																										TOTAL MARKET VALUE					9,589,659									
Air Condition		01		NONE 100																										SOH/AGL Deduction					1,589,046									
Heating Type		01		NONE 100																										ASSESSED VALUE					8,000,613									
Plumbing				1 100																										TOTAL EXEMPTION VALUE					35					4,618,364				
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					3,382,249									
Story Height				8 100																										TOTAL JUST VALUE					14,210,400									
RMS				1 100																										NCON VALUE					0									
Stories		1.		1. 100																										INCOME VALUE														
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					6,671,266									
Units		00		0 100																																								
Occupancy		00		NONE 100																																								
Quality		04		Quality Level 04																																								
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		220		100		220		1,208																																				
BAS		220		100		220		1,208																																				
TOTALS		440				440		2,416																																				
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														

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 49 of 68										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		12		CEDAR 100		8600		06		440		45.7380		10.98		4,831		1998		1998		0		0		0 50.00		50.00		VALUATION BY					STANDARD									
Roof Structur		04		WOOD TRUSS 100		122		BARNs - 0% - 0								Heated Area: 440														Tax Group: 4					Tax Dist:									
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					7,635,703									
Interior Wall		02		WALL BD/WD 100																										TOTAL MARKET OB/XF VALUE					935,718									
Interior Floo		01		NONE 100																										TOTAL LAND VALUE - MARKET					5,638,979									
Ceiling		02		F.NOT SUS 100																										TOTAL MARKET VALUE					9,589,659									
Air Condition		01		NONE 100																										SOH/AGL Deduction					1,589,046									
Heating Type		01		NONE 100																										ASSESSED VALUE					8,000,613									
Plumbing				1 100																										TOTAL EXEMPTION VALUE					35					4,618,364				
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					3,382,249									
Story Height				8 100																										TOTAL JUST VALUE					14,210,400									
RMS				1 100																										NCON VALUE					0									
Stories		1.		1. 100																										INCOME VALUE														
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					6,671,266									
Units		00		0 100																																								
Occupancy		00		NONE 100																																								
Quality		04		Quality Level 04																																								
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		220		100		220		1,208																																				
BAS		220		100		220		1,208																																				
TOTALS		440				440		2,416																																				
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														

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BUILDING CHARACTERISTICS															MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 55 of 68										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		12		CEDAR 70		8600		06		480		42.0790		10.10		4,848		1998		1998		0		0		50.00		50.00		VALUATION BY					STANDARD										
Exterior Wall		29		NONE 30		128		BARNs		- 0%		- 0				Heated Area: 480				HX		Base Yr								Tax Group: 4					Tax Dist:										
Roof Structur		04		WOOD TRUSS 100																										BUILDING MARKET VALUE					7,635,703										
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					935,718										
Interior Wall		02		WALL BD/WD 100																										TOTAL LAND VALUE - MARKET					5,638,979										
Interior Floo		01		NONE 100																										TOTAL MARKET VALUE					9,589,659										
Ceiling		01		FIN.SUSPD 100																										SOH/AGL Deduction					1,589,046										
Air Condition		01		NONE 100																										ASSESSED VALUE					8,000,613										
Heating Type		01		NONE 100																										TOTAL EXEMPTION VALUE					35					4,618,364					
Plumbing				1 100																										BASE TAXABLE VALUE					3,382,249										
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					14,210,400										
Story Height				10 100																										NCON VALUE					0										
RMS				1 100																										INCOME VALUE															
Stories		1.		1. 100																										PREVIOUS YEAR MKT VALUE					6,671,266										
Class		00		. 100																																									
Units				0 100																																									
Occupancy		00		NONE 100																																									
Quality		04		Quality Level 04																																									
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		480		100		480		2,424																																					
TOTALS		480				480		2,424																																					
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		</													

WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 58 of 68										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		15		CONC BLOCK 100		8600		06		320		92.1191		22.11		7,075		2003		2003		0		0		49.00		51.00		VALUATION BY					STANDARD						
Roof Structur		04		WOOD TRUSS 100		131		BARNs - 0% - 0								Heated Area: 320														Tax Group: 4					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					7,635,703						
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					935,718						
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					5,638,979						
Ceiling		02		F.NOT SUS 100																										TOTAL MARKET VALUE					9,589,659						
Air Condition		01		NONE 100																										SOH/AGL Deduction					1,589,046						
Heating Type		03		FORCED AIR 100																										ASSESSED VALUE					8,000,613						
Plumbing				2 100																										TOTAL EXEMPTION VALUE					35						
Frame		03		MASONRY 100																										BASE TAXABLE VALUE					3,382,249						
Story Height				12 100																										TOTAL JUST VALUE					14,210,400						
RMS				1 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE											
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					6,671,266						
Units		00		0 100																																					
Occupancy		00		NONE 100																																					
Quality		04		Quality Level 04																																					
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		320		100		320		3,608																																	
TOTALS		320		320		3,608																																			
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											

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REVIEW DATE	01/21/2021	BY	KKX	Total Acres: 2,433.69	Total Land Value: 1,018,238	Market: 5,283,234	Agricultural: 662,493	Common: 355,745	PRINTED 08/02/2023 BY SYS
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