

PT HENRY YOUNG GRANT
SEC 45-4N-25E IN OR 1941/515
BEING PARAGRAPH 1 OF EXHIBIT A

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

2023

45-4N-25-0000-0002-0000



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 1 4													
Exterior Wall	20	FACE BRICK 100	0100	01	2,269	114.2680	103.13	234,002	1975	1975	0	0	0	31.85	68.15	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1794 HX Base Yr												
Roof Cover	03	COMP SHNGL 100															Tax Group: 4 Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 159,472											
Interior Floo	12	HARDWOOD 80															TOTAL MARKET OB/XF VALUE 28,114											
Interior Floo	11	CLAY TILE 20															TOTAL LAND VALUE - MARKET 379,000											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 296,961											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 16,221											
Bedrooms	2	100															ASSESSED VALUE 280,740											
Bathrooms	2.5	100															TOTAL EXEMPTION VALUE 0											
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 280,740											
Stories	1.	1. 100															TOTAL JUST VALUE 566,586											
Units	0	100	NCON VALUE 0																									
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 249,770																									
Quality 03 Quality Level 03																												
DOR CODE 5000IMPROVED AG																												
MAP NUM MKT AREA 05																												
NEIGHBORHOOD/LOC 5001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,794	100	1,794	126,088																								
FGR	624	55	343	24,107																								
FSP	330	40	132	9,277																								
TOTALS 2,748 2,269 159,472																												
EXTRA FEATURES			581250 SANDY BLUFF RD, HILLIARD																									
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330												
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000												
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000												
4	0752	USP	0	0	16	8	128.00	SF	15.00	15.00	100	1990	1990	3	20	384												
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000												
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000												
7	0300	BOAT DCK W	0	0	50	10	500.00	SF	24.00	24.00	100	1990	1990	3	20	2,400												
TOTAL OB/XF 28,114																												
LAND DESCRIPTION																												
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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000											
2	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	350.00	350.00	7,000											
3	005901	A	HARDWOOD SI	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	225.00	225.00	3,375											
4	003800	C	GOLF CRS	0			0.00	0.00	16.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	64,000											
5	009910	M	MKT. VAL. AG	0			0.00	0.00	35.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	280,000											
REVIEW DATE 02/26/2021 BY KKRA Total Acres: 52.00 Total Land Value: 109,375 Market: 280,000 Agricultural: 10,375 Common: 99,000 PRINTED 08/02/2023 BY SYS																												