PT R HIGGINBOTHAN GRANT
SEC 46-4N-25E,ALL FRAC SEC
14-4N-25E,GOVT LOT 1 OF SEC

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

2023

46-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

581705 BRICKYARD LANDING RD, HILLIARD

BLD DATE	02/26/2021	KKRA	LGL DATE	05/19/2023 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		1,041,605
TOTAL LAND VALUE - MARKET		759,350
TOTAL MARKET VALUE		1,475,694
SOH/AGL Deduction		17,612
ASSESSED VALUE		1,458,082
TOTAL EXEMPTION VALUE	35	2,330
BASE TAXABLE VALUE		1,455,752
TOTAL JUST VALUE		1,800,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,437,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1975/1865	3/23/2015	MS	U	I	18	100
GRANTOR: BOARD OF COUNTY COMMI						
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

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
1	0100	BAR-B-Q	0	0	0	0	4.00	UT	200.00	200.00	100	1998	1998	3	20	160	
2	0306	BOAT RAMP	0	0	35	18	1.00	UT	3,000.00	3,000.00	20	1985	1985	3	20	600	
3	0300	BOAT DCK W	0	0	28	10	280.00	SF	40.00	40.00	100	1998	1998	3	27	3,024	
4	0300	BOAT DCK W	0	0	15	5	64.00	SF	40.00	40.00	100	1998	1998	3	27	691	
5	0303	FLT DOCK W	0	0	20	9	200.00	SF	26.00	26.00	100	1998	1998	3	27	1,404	
6	0310	AL GANG WY	0	0	0	0	8.00	LF	115.00	115.00	100	1998	1998	3	20	184	
7	0810	CONCRETE A	0	0	0	0	396.00	SF	6.50	6.50	100	1998	1998	3	77	1,982	
8	2502	GOLF CRS 2	0	0	0	0	18.00	UT	58,000.00	58,000.00	100	2019	2019	3	99	1,033,560	

LAND DESCRIPTION

TOTAL OB/XF 1,041,605

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	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
2	005400	A	TIMBER 1 SI	0			0.00	0.00	9.29	AC		1.00	1.00	1.00	720.00	720.00	6,689							
3	003800	C	GOLF CRS	0		OR	0.00	0.00	174.00	AC		1.00	1.00	1.00	2,200.00	2,200.00	382,800							
4	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	51.38	AC		1.00	1.00	1.00	410.00	410.00	21,066							
5	005902	A	HARDWOOD SI	0			0.00	0.00	62.06	AC		1.00	1.00	1.00	175.00	175.00	10,860							
6	005930	A	TIMB SWAMP	0			0.00	0.00	42.87	AC		1.00	1.00	1.00	50.00	50.00	2,144							

REVIEW DATE 02/26/2021 BY KKRA Total Acres: 436.90 Total Land Value: 434,089 Market: 366,520 Agricultural: 41,259 Common: 392,830 PRINTED 08/02/2023 BY SYS

PT R HIGGINBOTHAN GRANT
SEC 46-4N-25E,ALL FRAC SEC
14-4N-25E,GOVT LOT 1 OF SEC

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

2023

46-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

581705 BRICKYARD LANDING RD, HILLIARD

BLD DATE	02/26/2021	KKRA	LGL DATE	05/19/2023 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		1,041,605
TOTAL LAND VALUE - MARKET		759,350
TOTAL MARKET VALUE		1,475,694
SOH/AGL Deduction		17,612
ASSESSED VALUE		1,458,082
TOTAL EXEMPTION VALUE	35	2,330
BASE TAXABLE VALUE		1,455,752
TOTAL JUST VALUE		1,800,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,437,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1975/1865	3/23/2015	MS	U	I	18	100
GRANTOR: BOARD OF COUNTY COMMI						
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

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
7	009910	M	MKT.VAL.AG	0			0.00	0.00	166.60	AC		1.00	1.00	1.00	2,200.00	2,200.00	366,520							
8	009530	C	POND	0			0.00	0.00	3.08	AC		1.00	1.00	1.00	2,500.00	2,500.00	7,700							
9	009606	C	CONSERVATION	0		OR			93.22	AC		1.00	1.00	1.00	25.00	25.00	2,330							

REVIEW DATE 02/26/2021 BY KKRA Total Acres: 436.90 Total Land Value: 434,089 Market: 366,520 Agricultural: 41,259 Common: 392,830 PRINTED 08/02/2023 BY SYS