

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E, GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2024

24-4N-25-0000-0001-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	06	BD/BATTEN 100		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	10	WD SHINGLE 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	03	CONC FINSH 100		
Ceiling	02	F.NOT SUS 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Fixtures		0 100		
Frame	02	WOOD FRAME 100		
Story Height		8 100		
RMS		2 100		
Stories	1.	1. 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
BAS	78	100	78	829
BAS	390	100	390	4,143
TOTALS	468		468	4,972

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	468	59.5350	27.24	12,748	1987	1987	0	0	0	61.00	39.00
4 STOR WAREH - 0% - 0												
Heated Area: 468												
HX Base Yr												
13 6 BAS 1993 6 13 30 BAS 1993 30 13												

BLD DATE	02/26/2021	KKRA	LGL DATE	02/26/2021	KKRA
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NASSAU COUNTY PROPERTY			PAGE 1 of 33		4	
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE		9,449,903				
TOTAL MARKET OB/XF VALUE		1,102,400				
TOTAL LAND VALUE - MARKET		5,001,943				
TOTAL MARKET VALUE		11,501,417				
SOH/AGL Deduction		986,442				
ASSESSED VALUE		10,514,975				
TOTAL EXEMPTION VALUE		35	5,487,813			
BASE TAXABLE VALUE		5,027,162				
TOTAL JUST VALUE		15,554,246				
NCON VALUE		453,443				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		15,449,238				
PERMIT NUM		DESCRIPTION		AMT	ISSUED	
B240000819		NEW PRE-ENGINEERE		114,720	01/23/2024	
230012664		2400 SF MTL BLDG		159,552	10/02/2023	
230012663		4000 SF METAL BLD		265,920	10/02/2023	
230011478		MTL BLDG 9600SF		638,208	09/11/2023	
230010853		10350 SF MTL BLDG		1,704,159	08/23/2023	
21014783		REPAIR/RRF		47,500	10/26/2021	
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR:GILMAN INVESTMENT LLC						
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						
BAS=[YR=1993] W13 S6 BAS=[YR=1993] S30 E13 N30 W13 \$ E13 N6 \$						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0820	WOOD WALK	0	0	0	0	516.00	SF	11.75	11.75	100	1980
2	1242	WD DECK A	0	0	14	14	196.00	SF	10.00	10.00	100	1980
3	0940	SHEDS/PORT	0	0	12	17	207.00	SF	30.00	30.00	100	1986
4	0861	POOL GUNIT	0	0	17	35	595.00	SF	85.00	85.00	100	1989
5	0811	CONCRETE B	0	0	17	6	96.00	SF	5.20	5.20	100	1988
6	0812	CONCRETE C	0	0	0	0	6,656.00	SF	4.00	4.00	100	1990
7	1242	WD DECK A	0	0	0	0	2,141.00	SF	10.00	10.00	100	1989
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985
9	0811	CONCRETE B	0	0	0	0	268.00	SF	5.20	5.20	100	1980
10	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2001

LAND DESCRIPTION												
TOTAL OB/XF												
36,982												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	005010	A	SVCE ACRGE	0		OR	0.00	0.00	12.00	AC		1.00
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	484.08	AC		1.00
3	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	462.09	AC		1.00
4	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	211.96	AC		1.00
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	342.47	AC		1.00
6	005930	A	TIMB SWAMP	0		OR	0.00	0.00	643.09	AC		1.00

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581705 WHITE OAK RD
YULEE, FL 32097

2024

24-4N-25-0000-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	11 BD/BTN AVG 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	10 STEEL FRME 100
Roof Cover	09 CEDAR SHAK 100
Interior Wall	05 DRYWALL 90
Interior Wall	06 CUST PANEL 10
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	17 100
Frame	05 STEEL 100
Story Height	8 100
RMS	29 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 HOME 190Level 03
DOR CODE	5900TIMBERLAND UNCLASS
MAP NUM	
NEIGHBORHOOD/LOC	5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,990	100	5,990	497,517
CAN	40	30	12	997
FOP	32	30	10	831
FST	112	50	56	4,651
FUS	1,388	100	1,388	115,284
LBA	504	110	554	46,014
PTO	368	5	18	1,495
SFB	1,040	80	832	69,104
SFB	152	80	122	10,133
SFB	168	80	134	11,130
TOTALS	17,075		13,420	1,114,638

** This building has 18 Sub-Areas
581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	02/26/2021
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
11	0510	GARAGE WD-	0	0	0	57	24	1,368.00	SF	35.00	100	2001	2001	3	29	13,885	
12	6001	ROLLUP DR	0	0	0	0	0	14.00	UT	400.00	100	1995	1995	3	20	1,120	
13	6001	ROLLUP DR	0	0	0	0	0	24.00	UT	400.00	100	1994	1994	3	20	1,920	
14	0812	CONCRETE C	0	0	0	0	0	6,898.00	SF	4.00	100	1994	1994	3	68	18,763	
15	0097	AWNING CN	0	0	0	0	0	10.00	SF	65.00	100	1994	1994	3	40	260	
16	4950	BOLLARD	0	0	0	0	0	29.00	UT	100.00	100	1994	1994	3	100	2,900	
17	0812	CONCRETE C	0	0	0	0	0	10,416.00	SF	4.00	100	1994	1994	3	68	28,332	
18	0097	AWNING CN	0	0	0	0	0	4.00	SF	65.00	100	1994	1994	3	40	104	
19	4950	BOLLARD	0	0	0	0	0	21.00	UT	100.00	100	1994	1994	3	100	2,100	
20	4950	BOLLARD	0	0	0	0	0	10.00	UT	100.00	100	2010	2010	3	100	1,000	

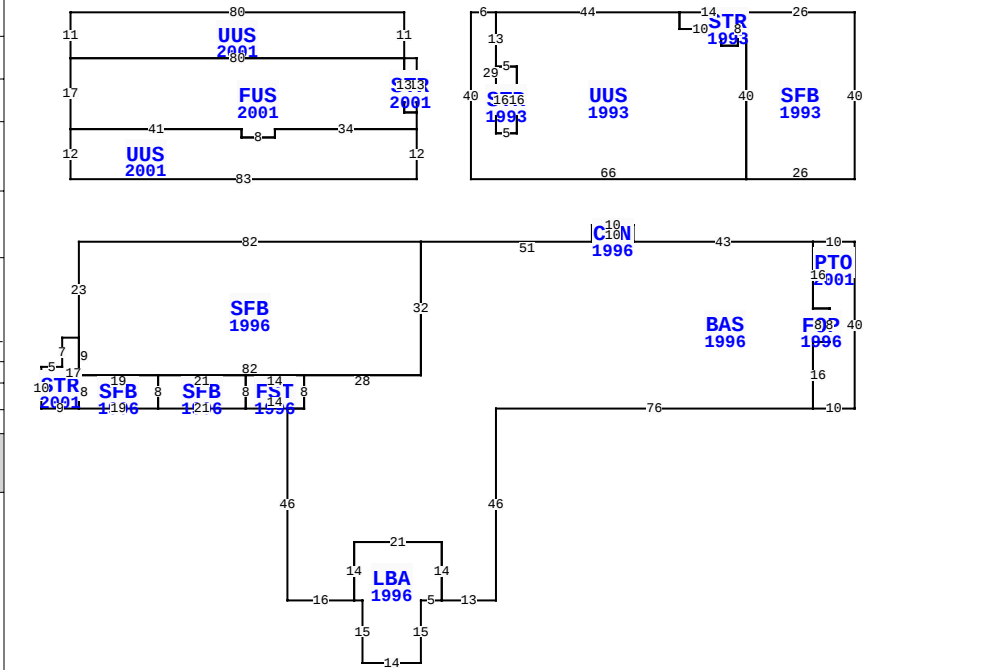
LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLAS	DESCRIPTION
7	009910	M	MKT.VAL.AG
8	009910	M	MKT.VAL.AG
9	009530	C	POND
10	003800	C	GOLF CRS

TOTAL OB/XF		70,384	
L N	USE CODE	CLAS	DESCRIPTION
7	009910	M	MKT.VAL.AG
8	009910	M	MKT.VAL.AG
9	009530	C	POND
10	003800	C	GOLF CRS

REVIEW DATE 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 949,114 Market: 4,764,518 Agricultural: 711,689 Common: 237,425 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	13,420	107.5158	152.40	2,045,208	1978	1988	0	0	45.50	54.50



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		9,449,993
TOTAL MARKET OB/XF VALUE		1,102,400
TOTAL LAND VALUE - MARKET		5,001,943
TOTAL MARKET VALUE		11,501,417
SOH/AGL Deduction		986,442
ASSESSED VALUE		10,514,975
TOTAL EXEMPTION VALUE	35	5,487,813
BASE TAXABLE VALUE		5,027,162
TOTAL JUST VALUE		15,554,246
NCON VALUE		453,443
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,449,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010837	REPAIR/RRF	20,505	08/17/2021
20003012	REPAIR/RRF	29,940	04/22/2020
17011595	REPAIR/RRF	11,860	12/29/2017
17010436	REPAIR/RRF	91,889	11/22/2017
17008821	ADDITION	155,954	10/06/2017
R1414207	CONSTR. MAINT. BL	20,000	12/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1845/0710	3/13/2013	WD Q	Q	I	05
GRANTOR: GILMAN INVESTMENT LLC					
GRANTEE: WHITE OAK CONSERVAT					
1845/0691	3/13/2013	WD Q	Q	I	05
GRANTOR: WHITE OAK PLANTATION					
GRANTEE: WHITE OAK CONSERVAT					

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2001] W10BAS=[YR=1996] W43CAN=[YR=1996] N4W10S4E10SW51SFB=[YR=1996] W82S23 STR=[YR=2001] W4S7W5S10E9N17SS9 SFB=[YR=1996] S8E19N8SFB=[YR=1996] S8E21N8 FST=[YR=1996] S8E14N8W14SW21SW19SE82 N32SS32W28S8W4S46E16LBA=[YR=1996] E2 S15E14N15E5N14W21S14SN14E21S14 E13N46E76N40S16FOP=[YR=1996] S8E4N8 W4SE4S8W4S16E10N40S PTR=N15 SFB=[YR=1993] N40W26UUS=[YR=1993] W2 STR=[YR=1993] W14S4E10S4E4N8SS8W4N4 W10N4W44S13STR=[YR=1993] S16E5N16W5\$ ESS16W5N29W6S40E66N40S40E26\$ S15\$ PTR= N15W105 UUS=[YR=2001] N12 FUS=[YR=2001] N4STR=[YR=2001] N13W3S13E3\$ W3N13UUS=[YR=2001] N11W80S11E80SW80	

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[illegible]

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YULEE, FL 32097

24-4N-25-0000-0001-0000

[illegible]

REVIEW DATE	02/23/2024	BY	HS	Total Acres:	2,260.59	Total Land Value:	949,114	Market:	4,764,518	Agricultural:	711,689	Common:	237,425	PRINTED 08/06/2024 BY SYS
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WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

24-4N-25-0000-0001-0000

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 8 of 33																																													
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	5,321	54,2020	24.80	131,961	1989	1994		0	0	0	42.00	58.00	VALUATION BY																																									
Roof Structur	04	WOOD TRUSS 100								16 STOR WAREH - 0% - 0														Heated Area: 3960														HX Base Yr																											
Roof Cover	01	MINIMUM 100																																				Tax Group: 4														Tax Dist:													
Interior Wall	04	PLYWOOD 100																																				BUILDING MARKET VALUE														9,449,903													
Interior Floo	03	CONC FINSH 100																																				TOTAL MARKET OB/XF VALUE														1,102,400													
Ceiling	04	NONE 100																																				TOTAL LAND VALUE - MARKET														5,001,943													
Air Condition	01	NONE 100																																				TOTAL MARKET VALUE														11,501,417													
Heating Type	01	NONE 100																																				SOH/AGL Deduction														986,442													
Plumbing		1 100																																				ASSESSED VALUE														10,514,975													
Frame	02	WOOD FRAME 100																																				TOTAL EXEMPTION VALUE														35													
Story Height		10 100																																				BASE TAXABLE VALUE														5,027,162													
RMS		6 100																																				TOTAL JUST VALUE														15,554,246													
Stories	1.	1. 100																																				NCON VALUE														453,443													
Class	00	. 100																																				INCOME VALUE																											
Units		0 100																																				PREVIOUS YEAR MKT VALUE														15,449,238													
Occupancy	00	NONE 100																																																															
Quality		03 Quality Level 03																																																															
DOR CODE		5900TIMBERLAND 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	240	185	444	6,386																																																													
AOF	840	185	1,554	22,353																																																													
BAS	960	100	960	13,809																																																													
BAS	1,920	100	1,920	27,617																																																													
PTO	228	5	11	158																																																													
UOP	120	30	36	518																																																													
UOP	480	30	144	2,071																																																													
UOP	840	30	252	3,625																																																													
TOTALS		5,628				5,321		76,537																																																									
EXTRA FEATURES										581705 WHITE OAK RD, YULEE										BLD DATE 02/26/2021										KKRA										LGL DATE 02/26/2021										KKRA															
																				XF DATE 02/26/2021										KKRA										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																																															
71	0811	CONCRETE B		0	0	0	0	923.00	SF	5.20	5.20	100	1989	1989	3	57	2,736																																																
72	0966	FIRE SPRNK		0	0	0	0	26,748.00	SF	3.00	3.00	100	1993	1993	3	66	52,961																																																
73	0504	FP-ELECTRI		0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320																																																
74	0382	CHILLER		0	0	23	10	230.00	SF	92.50	92.50	100	1994	1994	3	25	5,319																																																
75	0383	FREEZER		0	0	10	20	200.00	SF	105.00	105.00	100	1994	1994	3	25	5,250																																																
76	0966	FIRE SPRNK		0	0	0	0	8,022.00	SF	3.00	3.00	100	1996	1996	3	72	17,328																																																
77	0504	FP-ELECTRI		0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960																																																
78	0855	CONC PAVER		0	0	0	0	2,243.00	SF	10.00	10.00	100	2018	2018	3	97	21,757																																																
79	0812	CONCRETE C		0	0	0	0	1,008.00	SF	4.00	4.00	100	2018	2018	3	97	3,911																																																
80	0855	CONC PAVER		0	0	0	0	24.00	SF	10.00	10.00	100	2018	2018	3	97	233																																																
LAND DESCRIPTION										TOTAL OB/XF										112,775																																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																									
	</																																																																

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E, GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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YULEE, FL 32097

2024

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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	04
Roof Cover	03
Interior Wall	05
Interior Wall	04
Interior Floo	07
Ceiling	02
Air Condition	04
Heating Type	04
Plumbing	13
Frame	02
Story Height	10
RMS	10
Stories	1
Class	00
Units	0
Occupancy	00

Quality	03
DOR CODE	5900

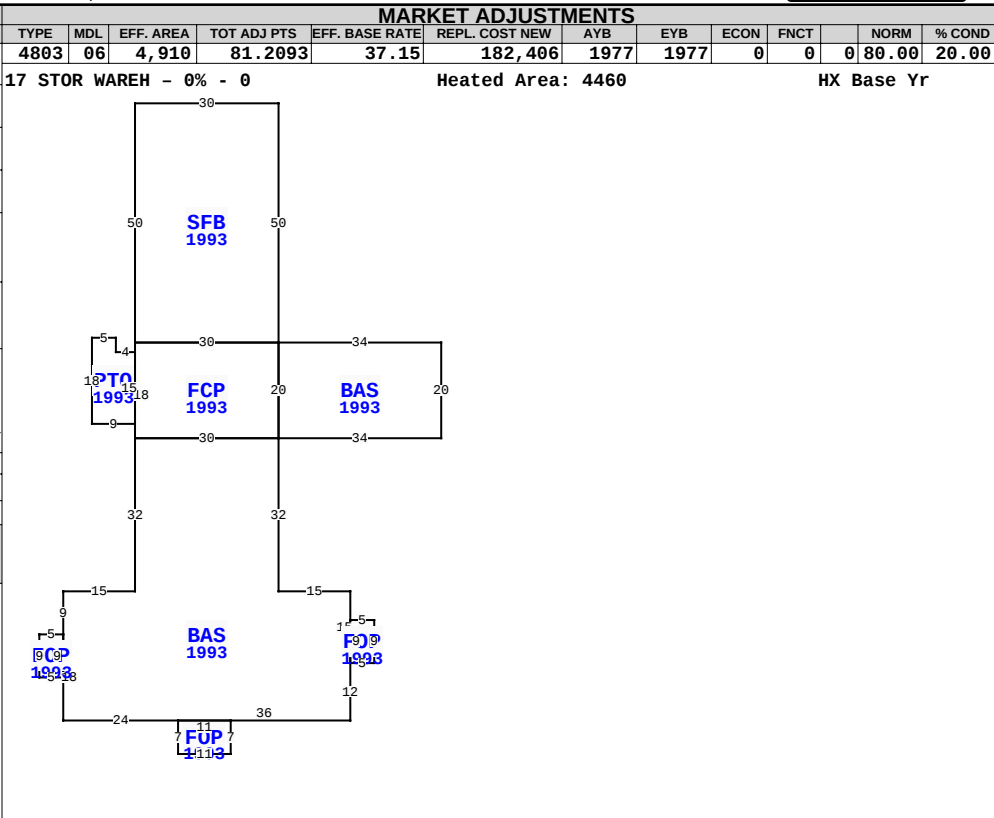
MAP NUM	MKT AREA	05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	680	100	680	5,052
BAS	2,580	100	2,580	19,169
FCP	600	60	360	2,675
FOP	45	50	22	163
FOP	45	50	22	163
FOP	77	50	38	282
PTO	150	5	8	59
SFB	1,500	80	1,200	8,916

TOTALS	5,677	4,910	36,481
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
81	0351	CARPORT MT	0	0	30	20	600.00	SF	10.00
82	0351	CARPORT MT	0	0	30	20	600.00	SF	10.00
83	0351	CARPORT MT	0	0	20	8	160.00	SF	10.00
84	0510	GARAGE WD-	0	0	35	24	840.00	SF	35.00
85	0351	CARPORT MT	0	0	25	20	500.00	SF	10.00
86	0351	CARPORT MT	0	0	25	20	500.00	SF	10.00
87	0351	CARPORT MT	0	0	50	24	1,200.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS



BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	02/26/2021
INC DATE			AG DATE	

TOTAL OB/XF									
58,020									

NASSAU COUNTY PROPERTY		PAGE 9 of 33	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		9,449,993	
TOTAL MARKET OB/XF VALUE		1,102,400	
TOTAL LAND VALUE - MARKET		5,001,943	
TOTAL MARKET VALUE		11,501,417	
SOH/AGL Deduction		986,442	
ASSESSED VALUE		10,514,975	
TOTAL EXEMPTION VALUE		35	5,487,813
BASE TAXABLE VALUE		5,027,162	
TOTAL JUST VALUE		15,554,246	
NCON VALUE		453,443	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		15,449,238	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1845/0710	3/13/2013	WD Q	Q	I	05
GRANTOR: GILMAN INVESTMENT LLC					
GRANTEE: WHITE OAK CONSERVAT					
1845/0691	3/13/2013	WD Q	Q	I	05
GRANTOR: WHITE OAK PLANTATION					
GRANTEE: WHITE OAK CONSERVAT					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W34 SFB=[YR=1993] N50 W30 S50 FCP=[YR=1993] S2PT0=[YR=1993] W4N3W5 S18E9N15S18BAS=[YR=1993] S32W15S9 FOP=[YR=1993] W5S9E5N9S18E24 FOP=[YR=1993] S7E11N7W11E36N12 FOP=[YR=1993] E5N9W5S9N15W15N32W30S E30N20W30S30S20E34N20S.									

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[illegible]

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24-4N-25-0000-0001-0000

[illegible]

REVIEW DATE	02/23/2024	BY	HS	Total Acres: 2,260.59	Total Land Value: 949,114	Market: 4,764,518	Agricultural: 711,689	Common: 237,425	PRINTED 08/06/2024 BY SYS
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WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

24-4N-25-0000-0001-0000

[illegible]

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

21

STONE 50

Exterior Wall

28

GLASS THRM 50

Roof Structure

08

IRREGULAR 100

Roof Cover

09

CEDAR SHAK 100

Interior Wall

05

DRYWALL 100

Interior Floor

14

CARPET 50

Interior Floor

15

HARDTILE 50

Ceiling

02

F.NOT SUS 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Fixtures

5

100

Frame

03

MASONRY 100

Story Height

8

100

RMS

2

100

Stories

2.

2. 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

BAS

369

100

369

43,350

FUS

369

100

369

43,350

TOTALS

738

738

86,700

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAF38

TOT ADJ PTS132.7725

EFF. BASE RATE142.40

REPL. COST NEW105,091

AYB1988

EYB1988

ECON0

FNCT0

NORM0

% COND17.50

82.50

HEATED AREA

738

HX Base Yr

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

9,449,903

TOTAL MARKET OB/XF VALUE

1,102,400

TOTAL LAND VALUE - MARKET

5,001,943

TOTAL MARKET VALUE

11,501,417

SOH/AGL Deduction

986,442

ASSESSED VALUE

10,514,975

TOTAL EXEMPTION VALUE

35

5,487,813

BASE TAXABLE VALUE

5,027,162

TOTAL JUST VALUE

15,554,246

NCON VALUE

453,443

INCOME VALUE

PREVIOUS YEAR MKT VALUE

15,449,238

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

1845/0710

3/13/2013

WD Q

I

05

756,400

GRANTOR: GILMAN INVESTMENT LLC

GRANTEE: WHITE OAK CONSERVAT

1845/0691

3/13/2013

WD Q

Q

I

05

16,143,700

GRANTOR: WHITE OAK PLANTATION

GRANTEE: WHITE OAK CONSERVAT

BUILDING NOTES

BAS=[YR=1993] U6 L6 W9 L6 D6 S9 D6 R6 E9 U6 R6 N9\$ PTR=N15

FUS=[YR=1993] N9 U6 L6 W9 L6 D6 S9 D6 R6 E9 U6 R6 \$\$15 \$.

TOTAL OB/XF

0

REVIEW DATE

02/23/2024

BY

HS

Total Acres: 2,260.59

Total Land Value: 949,114

Market: 4,764,518

Agricultural: 711,689

Common: 237,425

PRINTED 08/06/2024 BY SYS

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REVIEW DATE 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 949,114 Market: 4,764,518 Agricultural: 711,689 Common: 237,425 PRINTED 08/06/2024 BY SYS

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 26 of 33									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD									
Exterior Wall		06		BD/BATTEN 100		0100		01		960		130.7880		124.25		119,280		1989		1989		0		0		25.50		74.50		Tax Group: 4		Tax Dist:							
Roof Structur		03		GABLE/HIP 100		48		SINGLE FAM - 0%		- 0		Heated Area: 750		HX Base Yr														BUILDING MARKET VALUE		9,449,903									
Roof Cover		03		COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE		1,102,400									
Interior Wall		05		DRYWALL 90																								TOTAL LAND VALUE - MARKET		5,001,943									
Interior Wall		06		CUST PANEL 10																								TOTAL MARKET VALUE		11,501,417									
Interior Floo		11		CLAY TILE 100																								SOH/AGL Deduction		986,442									
Air Condition		03		CENTRAL 100																								ASSESSED VALUE		10,514,975									
Heating Type		04		AIR DUCTED 100																								TOTAL EXEMPTION VALUE		35									
Bedrooms				1 100																								BASE TAXABLE VALUE		5,027,162									
Bathrooms				2 100																								TOTAL JUST VALUE		15,554,246									
Frame		02		WOOD FRAME 100																								NCON VALUE		453,443									
Stories		1.		1. 100																								INCOME VALUE											
Units				0 100																								PREVIOUS YEAR MKT VALUE		15,449,238									
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
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		750		100		750		69,425																															
DCK		80		10		8		741																															
FOP		340		30		102		9,442																															
FSP		250		40		100		9,257																															
TOTALS		1,420				960		88,864																															
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
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581705 WHITE OAK RD
YULEE, FL 32097

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 29 of 33										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		29		NONE 60		8600		06		5,544		25.8509		6.20		34,373		1992		1992		0		0		0 50.00		50.00		VALUATION BY										STANDARD									
Exterior Wall		06		BD/BATTEN 40		51		BARNs - 0% - 0								Heated Area: 5544												HX Base Yr		Tax Group: 4										Tax Dist:									
Roof Structur		04		WOOD TRUSS 100																										BUILDING MARKET VALUE										9,449,903									
Roof Cover		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE										1,102,400									
Interior Wall		07		NONE 100																										TOTAL LAND VALUE - MARKET										5,001,943									
Interior Floo		01		NONE 100																										TOTAL MARKET VALUE										11,501,417									
Ceiling		04		NONE 100																										SOH/AGL Deduction										986,442									
Air Condition		01		NONE 100																										ASSESSED VALUE										10,514,975									
Heating Type		01		NONE 100																										TOTAL EXEMPTION VALUE										35									
Plumbing				1 100																										BASE TAXABLE VALUE										5,027,162									
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE										15,554,246									
Story Height				12 100																										NCON VALUE										453,443									
RMS				1 100																										INCOME VALUE																			
Stories		1.		1. 100																										PREVIOUS YEAR MKT VALUE										15,449,238									
Class		00		. 100																																													
Units				0 100																																													
Occupancy		00		NONE 100																																													
Quality		03		Quality Level 03																																													
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		5,544		100		5,544		17,187																																									
TOTALS		5,544				5,544		17,186																																									
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																											

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[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 32 of 33																																																			
ELEMENT		CD		06		BD/BATTEN 100		0100		01		907		115.5600		EFF. BASE RATE		109.78		REPL. COST NEW		99,570		1989		1989		ECON		FNCT		0		0		25.50		74.50																																	
Exterior Wall		03		GABLE/HIP 100		54		SINGLE FAM - 0%		- 0		Heated Area: 864		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		BUILDING MARKET VALUE		9,449,903		TOTAL MARKET OB/XF VALUE		1,102,400		TOTAL LAND VALUE - MARKET		5,001,943		TOTAL MARKET VALUE		11,501,417		SOH/AGL Deduction		986,442		ASSESSED VALUE		10,514,975		TOTAL EXEMPTION VALUE		35		5,487,813		BASE TAXABLE VALUE		5,027,162		TOTAL JUST VALUE		15,554,246		NCON VALUE		453,443		INCOME VALUE		PREVIOUS YEAR MKT VALUE		15,449,238	
Roof Structur		03		GABLE/HIP 100		Roof Cover		03		COMP SHNGL 100		Interior Wall		05		DRYWALL 100		Interior Floo		08		SHT VINYL 100		Air Condition		03		CENTRAL 100		Heating Type		04		AIR DUCTED 100		2 100		Bedrooms		02		WOOD FRAME 100		1. 100		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		BAS		864		100		864		70,663		FOP		60		30		18		1,472		UST		56		45		25		2,045									
TOTALS		980		907		74,180		BLD DATE		02/26/2021		KKRA		LGL DATE		02/26/2021		KKRA		02/26/2021		KKRA		EXTRA FEATURES		581705 WHITE OAK RD, YULEE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES																															
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		BLD DATE		02/26/2021		KKRA		LGL DATE		02/26/2021		KKRA		02/26/2021		KKRA																									
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		BLD DATE		02/26/2021		KKRA		LGL DATE		02/26/2021		KKRA		02/26/2021		KKRA																									
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		BLD DATE		02/26/2021		KKRA		LGL DATE		02/26/2021		KKRA		02/26/2021		KKRA																									
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		BLD DATE		02/26/2021		KKRA		LGL DATE		02/26/2021		KKRA		02/26/2021		KKRA																									
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		BLD DATE		02/26/2021		KKRA		LGL DATE		02/26/2021		KKRA		02/26/2021		KKRA																									
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		BLD DATE		02/26/2021		KKRA		LGL DATE		02/26/2021		KKRA		02/26/2021		KKRA																									
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		BLD DATE		02/26/2021		KKRA		LGL DATE		02/26/2021		KKRA		02/26/2021		KKRA																									
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		BLD DATE		02/26/2021		KKRA		LGL DATE		02/26/2021		KKRA		02/26/2021		KKRA																									
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE																																																							

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