PT WILLIAM NELSON GRANT
SEC 38-4N-25E IN OR 2005/867
BEING PARCEL "B"

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

2024

38-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
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	67,500
TOTAL MARKET VALUE	2,081
SOH/AGL Deduction	0
ASSESSED VALUE	2,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,081
TOTAL JUST VALUE	67,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2005/0881	9/23/2015	QC	U	V	30	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: RAYONIER ATLANTIC T						
2005/0867	9/23/2015	SW	Q	V	05	8,818,300
GRANTOR: RAYONIER ATLANTIC TIM						
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
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	3.75	AC		1.00	1.00	1.00	555.00	555.00	2,081							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.75	AC		1.00	1.00	1.00	18,000.00	18,000.00	67,500							

REVIEW DATE 01/01/2024 BY KBA Total Acres: 3.75 Total Land Value: 2,081 Market: 67,500 Agricultural: 2,081 Common: 0 PRINTED 08/06/2024 BY SYS