PT SUSAN CASHEN GRANT
SEC 40-4N-25E IN OR 1971/1164
BEING PARCEL "6"

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

2024

40-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5902	HARDWOOD SI 60-69	
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	02/23/2016 MF

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,535,578
TOTAL MARKET VALUE	219,553
SOH/AGL Deduction	0
ASSESSED VALUE	219,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,553
TOTAL JUST VALUE	1,535,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,535,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1971/1164	3/27/2015	SW	Q	V	05	10,607,400
GRANTOR: WOODSTOCK LLLP						
GRANTEE: WHITE OAK CONSERVAT						
1543/0185	12/28/2007	WD	U	V	01	100
GRANTOR: FERGUSON JESSECA D ET						
GRANTEE: WOODSTOCK LLLP						

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	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	160.99	AC		1.00	1.00	1.00	730.00	730.00	117,523							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	537.00	AC		1.00	1.00	1.00	190.00	190.00	102,030							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	697.99	AC		1.00	1.00	1.00	2,200.00	2,200.00	1,535,578							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 697.99 Total Land Value: 219,553 Market: 1,535,578 Agricultural: 219,553 Common: 0 PRINTED 08/06/2024 BY SYS