

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

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 68																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	10	ABOVE AVG 100								8600	06	7,328	73.8760	17.73	129,925	1965	1965	0	0	50.00	50.00	VALUATION BY																									
Roof Structure	04	WOOD TRUSS 100								1 BARNs - 0% - 0										Heated Area: 4890										HX Base Yr										STANDARD							
Roof Cover	03	COMP SHNGL 100																												Tax Group: 4								Tax Dist:									
Interior Wall	02	WALL BD/WD 100																												BUILDING MARKET VALUE								7,667,782									
Interior Floor	03	CONC FINSH 100																												TOTAL MARKET OB/XF VALUE								923,879									
Ceiling	03	PART.FIN. 100																												TOTAL LAND VALUE - MARKET								5,638,979									
Air Condition	01	NONE 100																												TOTAL MARKET VALUE								9,612,845									
Heating Type	01	NONE 100																												SOH/AGL Deduction								875,474									
Plumbing		6 100																												ASSESSED VALUE								8,737,371									
Frame	02	WOOD FRAME 100																												TOTAL EXEMPTION VALUE								35									
Story Height		10 100																												BASE TAXABLE VALUE								3,279,567									
RMS		2 100																												TOTAL JUST VALUE								14,236,640									
Stories	2.	2. 100																												NCON VALUE								0									
Class	00	. 100																												INCOME VALUE																	
Units		0 100																												PREVIOUS YEAR MKT VALUE								14,210,400									
BUD8 Adjustme	04	DIST 01 100																																													
Occupancy	00	NONE 100																																													
Quality	04	Quality Level 04																																													
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																																											
AOF	432	185	799	7,083																																											
APT	450	250	1,125	9,973																																											
BAS	4,008	100	4,008	35,531																																											
CAN	528	30	158	1,401																																											
CAN	648	30	194	1,720																																											
FDS	140	80	112	993																																											
UUS	1,864	50	932	8,262																																											
TOTALS	8,070		7,328	64,962																																											
EXTRA FEATURES					581705 WHITE OAK RD, YULEE										BLD DATE 05/28/2019 KK LGL DATE 05/30/2023 MLU																																
															XF DATE 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																														
1	0881	FOUNTAIN	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1965	1965	3	100	1,000																															
2	0966	FIRE SPRNK	0	0	0	0	6,754.00	SF	3.00	3.00	100	1965	1965	3	60	12,157																															
3	0803	ASPHALT C	0	0	0	0	2,100.00	SF	2.00	2.00	100	1965	1965	3	50	2,100																															
4	0881	FOUNTAIN	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1973	1973	3	100	2,000																															
5	0966	FIRE SPRNK	0	0	0	0	13,322.00	SF	3.00	3.00	100	1973	1973	3	60	23,980																															
6	0803	ASPHALT C	0	0	0	0	6,266.00	SF	2.00	2.00	100	1980	1980	3	50	6,266																															
7	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	1,012																															
8	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	1980	1980	3	20	400																															
9	0881	FOUNTAIN	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	100	2,000																															
10	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	1985	1985	3	20	378																															
LAND DESCRIPTION										TOTAL OB/XF										51,293																											
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	0006	OR	0.00	0.00	23.93	AC		1.00	1.00	1.00	14,000.00	14,000.00	335,020																														
2	005010	A	SVCE ACRGE	0		OR	0.00	0.00	3.32	AC		1.00	1.00	1.00	500.00	500.00	1,660																														
3	005010	A	SVCE ACRGE	0		OR	0.00	0.00	408.13	AC		1.00	1.00	1.00	500.00	500.00	204,065																														
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	403.93	AC		1.00	1.00	1.00	555.00	555.00	224,181																														
5	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	401.90	AC		1.00	1.00	1.00	415.00	415.00	166,788																														
6	005902	A	HARDWOOD SI	0		OR	0.00	0.00	21.98	AC		1.00	1.00	1.00	190.00	190.00	4,176																														
REVIEW DATE	01/21/2021	BY	KKX	Total Acres: 2,433.69 Total Land Value: 1,021,184 Market: 5,283,234 Agricultural: 665,439 Common: 355,745 PRINTED 08/06/2024 BY SYS																																											



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	03 CONC FINSH 100
Ceiling	03 PART.FIN. 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	8 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	3 100
Stories	2. 2. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	5900TIMBERLAND UNCLASS

MAP NUM	MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	285	185	527	4,656
AOF	342	185	633	5,593
APT	497	250	1,242	10,973
BAS	8,334	100	8,334	73,631
CAN	1,060	30	318	2,810
CAN	1,198	30	359	3,172
UUS	3,864	50	1,932	17,069

TOTALS	15,580	13,345	117,903
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EXTRA FEATURES	
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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	0101	COM B-B-Q	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	1993	1993	3	20	900	
12	0885	WATERSCAPE	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	1988	1988	3	100	15,000	
13	0810	CONCRETE A	0	0	0	0	233.00	SF	6.50	6.50	100	1990	1990	3	59.5	901	
14	0858	SCULP CONC	0	0	18	5	90.00	SF	13.00	13.00	100	1990	1990	3	86	1,006	
15	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	28	1,400	
16	0812	CONCRETE C	0	0	0	0	16,248.00	SF	4.00	4.00	100	1996	1996	3	72	46,794	
17	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1996	1996	3	40	2,024	
18	0101	COM B-B-Q	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	1996	1996	3	20	900	
19	0966	FIRE SPRNK	0	0	0	0	14,608.00	SF	3.00	3.00	100	1996	1996	3	72	31,553	
20	0812	CONCRETE C	0	0	0	0	2,340.00	SF	4.00	4.00	100	1996	1996	3	72	6,739	

LAND DESCRIPTION	
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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
7	005930	A	TIMB SWAMP	0		OR	0.00	0.00	1,142.03	AC		1.00	1.00	1.00	50.00	50.00	57,102							
8	006005	A	PAST/GRAZE	0		OR	0.00	0.00	20.18	AC		1.00	1.00	1.00	370.00	370.00	7,467							
9	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	2,401.47	AC		1.00	1.00	1.00	2,200.00	2,200.00	5,283,234							
10	009530	C	POND	0		OR	0.00	0.00	8.29	AC		1.00	1.00	1.00	2,500.00	2,500.00	20,725							

REVIEW DATE	01/21/2021	BY	KKX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8600	06	13,345	73.6230	17.67	235,806	1973	1973	0	0	0	50.00	50.00

3 BARNs - 0% - 0

Heated Area: 9458

HX Base Yr

Diagram showing dimensions and area calculations for the barn structure. Key dimensions include 101, 84, 16, 34, 19, 5, 10, 13, 21, 24, 11, 18, 196, 6, 212, 8, 24, 34, 1993, and 1993.

Diagram showing dimensions and area calculations for the barn structure. Key dimensions include 89, 39, 5, 19, 84, 94, 75, 15, 19, 15, 19, 19, 38, 19, 42, 212, 1993, 1993, and 1993.

BLD DATE	05/28/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/30/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF												
107,217												

TOTAL OB/XF												
107,217												

REVIEW DATE	01/21/2021	BY	KKX
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Total Acres: 2,433.69	Total Land Value: 1,021,184	Market: 5,283,234	Agricultural: 665,439	Common: 355,745
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NASSAU COUNTY PROPERTY			
PAGE 2 of 68			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		7,667,782	
TOTAL MARKET OB/XF VALUE		923,879	
TOTAL LAND VALUE - MARKET		5,638,979	
TOTAL MARKET VALUE		9,612,845	
SOH/AGL Deduction		875,474	
ASSESSED VALUE		8,737,371	
TOTAL EXEMPTION VALUE		35	
BASE TAXABLE VALUE		3,279,567	
TOTAL JUST VALUE		14,230,640	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		14,210,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633199	XFOB	0	10/01/2016
E1428384	RHINO CAGE #1	0	11/01/2014
E1428076	RHINO CAGES	0	08/01/2014
R1414055	ORCHARD LANDING	11,890	08/01/2014
M1419934	ADMINISTRATION	0	07/01/2014
R1413783	REPAIR/REROOF	9,250	01/01/2014

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD
1845/0691	3/13/2013	WD Q	I 05
GRANTOR: WHITE OAK PLANTATION			
GRANTEE: WHITE OAK CONSERVAT			
0934/0193	5/30/2000	WD U	I 07
GRANTOR: GILMAN INVESTMENT CO			
GRANTEE: W O CORPORATION			

OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD	SALE PRICE
1845/0691	3/13/2013	WD Q	I 05	16,143,700
GRANTOR: WHITE OAK PLANTATION				
GRANTEE: WHITE OAK CONSERVAT				
0934/0193	5/30/2000	WD U	I 07	100
GRANTOR: GILMAN INVESTMENT CO				
GRANTEE: W O CORPORATION				

BUILDING NOTES			
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BUILDING DIMENSIONS			
UUS=[YR=1993] N8 W84 APT=[YR=1993] N5 W19 S10 W4 S13 E24 N8 W1 N10\$ S10 E1 S8 W24 N13 E4 N5 W101 S34 E212 N34 W8 S24 W196 N16 E84 S4 E21 S11 E6 N11 E5 N4 E80 \$ PTR=S60 CAN=[YR=1993] W84 N5 W39 S5 W89 S5 BAS=[YR=1993] S42 CAN=[YR=1993] S5 E212 N5 W212 \$ E212 N42 W75 AOF=[YR=1993] W19 AOF=[YR=1993] N3 W19 S18 E19 N15\$ S15 E19 N15\$ S15 W38 N15 W99 \$ E99 N3 E19 S3 E94 N5\$ N60 \$.			

BUILDING DIMENSIONS			
UUS=[YR=1993] N8 W84 APT=[YR=1993] N5 W19 S10 W4 S13 E24 N8 W1 N10\$ S10 E1 S8 W24 N13 E4 N5 W101 S34 E212 N34 W8 S24 W196 N16 E84 S4 E21 S11 E6 N11 E5 N4 E80 \$ PTR=S60 CAN=[YR=1993] W84 N5 W39 S5 W89 S5 BAS=[YR=1993] S42 CAN=[YR=1993] S5 E212 N5 W212 \$ E212 N42 W75 AOF=[YR=1993] W19 AOF=[YR=1993] N3 W19 S18 E19 N15\$ S15 E19 N15\$ S15 W38 N15 W99 \$ E99 N3 E19 S3 E94 N5\$ N60 \$.			

REVIEW DATE	01/21/2021	BY	KKX
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Total Acres: 2,433.69	Total Land Value: 1,021,184	Market: 5,283,234	Agricultural: 665,439	Common: 355,745
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WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

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REVIEW DATE	01/21/2021	BY	KKX	Total Acres: 2,433.69	Total Land Value: 1,021,184	Market: 5,283,234	Agricultural: 665,439	Common: 355,745	PRINTED 08/06/2024 BY SYS
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WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

43-4N-26-0000-0001-0000

[illegible]

BUILDING CHARACTERISTICS																	MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 7 of 68	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		11		BD/BTN AVG 100		4803		06		418		54.5160		24.94		10,425		1998		1998		0		0		0		33.00		67.00		VALUATION BY					STANDARD				
Roof Structur		04		WOOD TRUSS 100		76		STOR WAREH - 0%		- 0						Heated Area: 416														Tax Group: 4					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					7,667,782						
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					923,879						
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					5,638,979						
Ceiling		02		F.NOT SUS 100																										TOTAL MARKET VALUE					9,612,845						
Air Condition		01		NONE 100																										SOH/AGL Deduction					875,474						
Heating Type		01		NONE 100																										ASSESSED VALUE					8,737,371						
Plumbing				0 100																										TOTAL EXEMPTION VALUE					35						
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					3,279,567						
Story Height				8 100																										TOTAL JUST VALUE					14,230,640						
RMS				1 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE											
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					14,210,400						
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		416		100		416		6,951																																	
PTO		40		5		2		34																																	
TOTALS		456		418		6,985																																			
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											

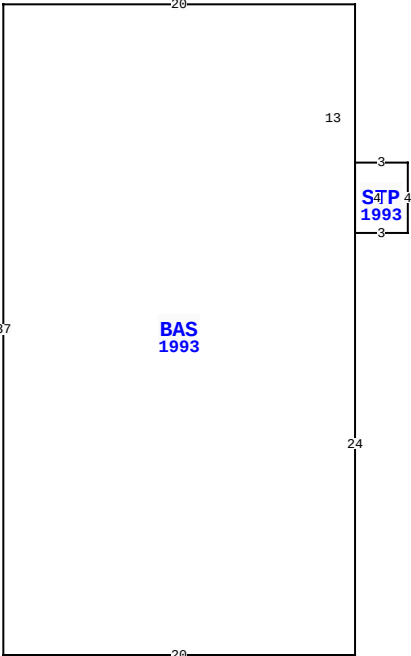
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[illegible]

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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	VALUATION SUMMARY																				
Exterior Wall		06	BD/BATTEN 100		1701	04		741	70.3238	99.68	73,863	1993	1993	0	0	0	34.00	66.00	VALUATION BY					STANDARD															
Roof Structur		04	WOOD TRUSS 100		82 OFFICE 1&2 - 0% - 0															Heated Area: 740					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	7,667,782																			
Interior Wall		04	PLYWOOD 100																	923,879																			
Interior Floo		03	CONC FINSH 90																	5,638,979																			
Interior Floo		07	CORK/VTILE 10																	9,612,845																			
Ceiling		02	F.NOT SUS 100																	8,737,371																			
Air Condition		03	CENTRAL 100																	875,474																			
Heating Type		04	AIR DUCTED 100																	35																			
Fixtures		01	0 100																	5,457,804																			
Frame		02	WOOD FRAME 100																	3,279,567																			
Story Height			10 100																	14,230,640																			
RMS			4 100		0																																		
Stories		1.	1. 100		INCOME VALUE																																		
Units			0 100		PREVIOUS YEAR MKT VALUE					14,210,400																													
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		740		100		740		48,684																															
STP		12		10		1		66																															
TOTALS		752		741		48,750																																	
EXTRA FEATURES		581705 WHITE OAK RD, YULEE										BLD DATE		05/28/2019		KK		LGL DATE		05/30/2023		MLU																	
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									
91		0820		WOOD WALK		0 0		50 5		250.00		SF		11.75		11.75		100		1987		1987		3		40		1,175											
92		0940		SHEDS/PORT		0 0		10 10		100.00		SF		30.00		30.00		100		1985		1985		3		20		600											
93		0681		POLE SHED		0 0		10 6		60.00		SF		15.00		15.00		100		2000		2000		3		28		252											
94		0810		CONCRETE A		0 0		0 0		195.00		SF		6.50		6.50		100		1990		1990		3		59.5		754											
95		0940		SHEDS/PORT		0 0		14 9		126.00		SF		30.00		30.00		100		1990		1990		3		20		756											
96		0810		CONCRETE A		0 0		10 10		100.00		SF		6.50		6.50		100		1990		1990		3		59.5		387											
97		0811		CONCRETE B		0 0		0 0		1,028.00		SF		5.20		5.20		100		1996		1996		3		72		3,849											
98		0811		CONCRETE B		0 0		25 11		275.00		SF		5.20		5.20		100		1994		1994		3		68		972											
99		0810		CONCRETE A		0 0		0 0		55.00		SF		6.50		6.50		100		1990		1990		3		59.5		213											
00		0681		POLE SHED		0 0		20 38		760.00		SF		15.00		15.00		100		2001		2001		3		29		3,306											
LAND DESCRIPTION										TOTAL OB/XF										12,264																			
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE																			

WHITE OAK CONSERVATION HOLDINGS LLC
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REVIEW DATE 01/21/2021 BY KKK Total Acres: 2,433.69 Total Land Value: 1,021,184 Market: 5,283,234 Agricultural: 665,439 Common: 355,745 PRINTED 08/06/2024 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS																	MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 12 of 68	4			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		11		BD/BTN AVG 90		0100		01		1,334		116.6880		110.85		147,874		1974		1974		0		0		50		24.50		25.50		VALUATION BY									
Exterior Wall		28		GLASS THRM 10		84		SINGLE FAM - 0% - 0								Heated Area: 1244																STANDARD									
Roof Structur		03		GABLE/HIP 100																												Tax Group: 4									
Roof Cover		03		COMP SHNGL 100																												Tax Dist:									
Interior Wall		05		DRYWALL 100																												BUILDING MARKET VALUE									
Interior Floo		14		CARPET 90																												TOTAL MARKET OB/XF VALUE									
Interior Floo		11		CLAY TILE 10																												TOTAL LAND VALUE - MARKET									
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE									
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction									
Bedrooms				2 100																												ASSESSED VALUE									
Bedrooms				2 100																												TOTAL EXEMPTION VALUE									
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE									
Stories		1.		1. 100																												TOTAL JUST VALUE									
Units		0		100																												NCON VALUE									
BUD8 Adjustme		04		DIST 01 100																												INCOME VALUE									
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE									
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		1,244		100		1,244		35,164																																	
UDC		360		25		90		2,544																																	
TOTALS		1,604		1,334		37,708																																			
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											
11		0820		WOOD WALK																																					

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 15 of 68																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	06	BD/BATTEN 50								1701	04	4,510	91.8000	130.13	586,886	1986	1990	0	0	40.50	59.50	VALUATION BY								STANDARD																									
Exterior Wall	14	WD SHINGLE 50								87 OFFICE 1&2 - 0% - 0										Heated Area: 4164										HX Base Yr										Tax Group: 4								Tax Dist:							
Roof Structure	04	WOOD TRUSS 100																																						BUILDING MARKET VALUE								7,667,782							
Roof Cover	03	COMP SHNGL 100																																						TOTAL MARKET OB/XF VALUE								923,879							
Interior Wall	05	DRYWALL 50																																						TOTAL LAND VALUE - MARKET								5,638,979							
Interior Wall	08	DECORATIVE 50																																						TOTAL MARKET VALUE								9,612,845							
Interior Floor	11	CLAY TILE 50																																						SOH/AGL Deduction								875,474							
Interior Floor	14	CARPET 50																																						ASSESSED VALUE								8,737,371							
Ceiling	02	F.NOT SUS 100																																						TOTAL EXEMPTION VALUE								35							
Air Condition	03	CENTRAL 100																																						BASE TAXABLE VALUE								5,457,804							
Heating Type	04	AIR DUCTED 100																																						TOTAL JUST VALUE								14,236,640							
Fixtures		10 100																																						NCON VALUE								0							
Frame	02	WOOD FRAME 100																																						INCOME VALUE															
Story Height		8 100																																						PREVIOUS YEAR MKT VALUE								14,210,400							
RMS		16 100																																																					
Stories	2.	2. 100																																																					
Units		0 100																																																					
BUD8 Adjustme	04	DIST 01 100																																																					
Quantity	00	ONE 100																																																					
DOR CODE		5900																																																					
MAP NUM																																																							
NEIGHBORHOOD/LOC		5001.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAL	44	15	7	542																																																			
BAS	416	100	416	32,210																																																			
BAS	1,740	100	1,740	134,723																																																			
FOP	100	30	30	2,323																																																			
FOP	165	30	50	3,872																																																			
FOP	36	30	11	851																																																			
FUS	2,008	100	2,008	155,474																																																			
STR	105	10	10	774																																																			
UST	594	40	238	18,428																																																			
TOTALS	5,208		4,510	349,197																																																			
EXTRA FEATURES										581705 WHITE OAK RD, YULEE																																													

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YULEE, FL 32097

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REVIEW DATE 01/21/2021 BY KKK Total Acres: 2,433.69 Total Land Value: 1,021,184 Market: 5,283,234 Agricultural: 665,439 Common: 355,745 PRINTED 08/06/2024 BY SYS

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

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REVIEW DATE	01/21/2021	BY	KKX	Total Acres: 2,433.69	Total Land Value: 1,021,184	Market: 5,283,234	Agricultural: 665,439	Common: 355,745	PRINTED 08/06/2024 BY SYS
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WHITE OAK CONSERVATION HOLDINGS LLC
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YULEE, FL 32097

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

06

Roof Structur

04

Roof Cover

03

Interior Wall

05

Interior Floo

08

Ceiling

02

Air Condition

03

Heating Type

04

Fixtures Frame

02

Story Height

9

RMS Stories Units

1.

Occupancy

00

Quality

03

DOR CODE

5900

MAP NUM

NEIGHBORHOOD/LOC

5001.00

TOTALS

380

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

CD

06

BD/BATTEN 100

WOOD TRUSS 100

COMP SHNGL 100

DRYWALL 100

SHT VINYL 100

F.NOT SUS 100

CENTRAL 100

AIR DUCTED 100

1 100

WOOD FRAME 100

9 100

2 100

1. 100

0 100

NONE 100

Quality Level 03

TIMBERLAND UNCLASS

MKT AREA

05

5001.00

AREA TYPE

TOTAL GROSS AREA

320

PCT OF BASE

100

TOT ADJ AREA

320

SUBAREA MARKET VALUE

26,506

28

30

8

662

32

40

13

1,077

380

341

28,245

581705 WHITE OAK RD, YULEE

BLD DATE

05/28/2019

XF DATE

INC DATE

KK

LGL DATE

LAND DATE

AG DATE

05/30/2023

MLU

TYPE

MDL

EFF. AREA

341

TOT ADJ PTS

85.9320

EFF. BASE RATE

121.81

REPL. COST NEW

41,537

AYB

1994

EYB

1994

ECON

0

FNCT

0

NORM

32.00

% COND

68.00

1701

04

101 OFFICE 1&2 - 0%

- 0

Heated Area: 320

HX Base Yr

16

4

4

8

4

16

12

4

7

4

JUST 1994

BAS 1994

FOP 1994

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

7,667,782

TOTAL MARKET OB/XF VALUE

923,879

TOTAL LAND VALUE - MARKET

5,638,979

TOTAL MARKET VALUE

9,612,845

SOH/AGL Deduction

875,474

ASSESSED VALUE

8,737,371

TOTAL EXEMPTION VALUE

35

BASE TAXABLE VALUE

5,457,804

TOTAL JUST VALUE

3,279,567

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

14,210,400

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1845/0691

3/13/2013

WD Q

I

05

16,143,700

GRANTOR: WHITE OAK PLANTATION

GRANTEE: WHITE OAK CONSERVAT

0934/0193

5/30/2000

WD U

I

07

100

GRANTOR: GILMAN INVESTMENT CO

GRANTEE: W O CORPORATION

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1994] W4 BAS=[YR=1994] N4 W16 S20 E4 FOP=[YR=1994] S4 E7 N4 W7 \$ E12 N16 \$ S8 E4 N8 \$.

LAND DESCRIPTION

TOTAL OB/XF

0

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

REVIEW DATE

01/21/2021

BY

KKX

Total Acres: 2,433.69

Total Land Value: 1,021,184

Market: 5,283,234

Agricultural: 665,439

Common: 355,745

PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 48 of 68																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	29	NONE 100								4803	06	1,056	25.7250	11.77	12,429	2001	2001		0	0	27.00	73.00	VALUATION BY																																
Roof Structur	04	WOOD TRUSS 100								121 STOR WAREH - 0% - 0														Heated Area: 1056								HX Base Yr								STANDARD															
Roof Cover	03	COMP SHNGL 100																														Tax Group: 4								Tax Dist:															
Interior Wall	07	NONE 100																														BUILDING MARKET VALUE								7,667,782															
Interior Floo	01	NONE 100																														TOTAL MARKET OB/XF VALUE								923,879															
Ceiling	04	NONE 100																														TOTAL LAND VALUE - MARKET								5,638,979															
Air Condition	01	NONE 100																														TOTAL MARKET VALUE								9,612,845															
Heating Type	01	NONE 100																														SOH/AGL Deduction								875,474															
Plumbing		0 100																														ASSESSED VALUE								8,737,371															
Frame	02	WOOD FRAME 100																														TOTAL EXEMPTION VALUE								35								5,457,804							
Story Height		13 100																														BASE TAXABLE VALUE								3,279,567															
RMS		1 100																														TOTAL JUST VALUE								14,230,640															
Stories	1.	1. 100																														NCON VALUE								0															
Class	00	. 100																														INCOME VALUE																							
Units		0 100																														PREVIOUS YEAR MKT VALUE								14,210,400															
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	1,056	100	1,056				9,073																																																
TOTALS		1,056	1,056				9,073																																																
EXTRA FEATURES										581705 WHITE OAK RD, YULEE										BLD DATE		05/28/2019		KK		LGL DATE				05/30/2023		MLU																							
										XF DATE				YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES																															
										INC 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																																

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 55 of 68										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		12		CEDAR 70		8600		06		480		42.0790		10.10		4,848		1998		1998		0		0		50.00		50.00		VALUATION BY										STANDARD									
Exterior Wall		29		NONE 30		128		BARNs		- 0%		- 0				Heated Area: 480						HX		Base Yr						Tax Group: 4										Tax Dist:									
Roof Structur		04		WOOD TRUSS 100																										BUILDING MARKET VALUE										7,667,782									
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE										923,879									
Interior Wall		02		WALL BD/WD 100																										TOTAL LAND VALUE - MARKET										5,638,979									
Interior Floo		01		NONE 100																										TOTAL MARKET VALUE										9,612,845									
Ceiling		01		FIN.SUSPD 100																										SOH/AGL Deduction										875,474									
Air Condition		01		NONE 100																										ASSESSED VALUE										8,737,371									
Heating Type		01		NONE 100																										TOTAL EXEMPTION VALUE										35									
Plumbing				1 100																										BASE TAXABLE VALUE										3,279,567									
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE										14,230,640									
Story Height				10 100																										NCON VALUE										0									
RMS				1 100																										INCOME VALUE																			
Stories		1.		1. 100																										PREVIOUS YEAR MKT VALUE										14,210,400									
Class		00		. 100																																													
Units				0 100																																													
Occupancy		00		NONE 100																																													
Quality		04		Quality Level 04																																													
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		480		100		480		2,424																																									
TOTALS		480		480		2,424																																											
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																									

REVIEW DATE	01/21/2021	BY	KKX	Total Acres: 2,433.69	Total Land Value: 1,021,184	Market: 5,283,234	Agricultural: 665,439	Common: 355,745	PRINTED 08/06/2024 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 58 of 68										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		15		CONC BLOCK 100		8600		06		320		92.1191		22.11		7,075		2003		2003		0		0		50.00		50.00		VALUATION BY					STANDARD						
Roof Structur		04		WOOD TRUSS 100		131		BARNs - 0% - 0								Heated Area: 320														Tax Group: 4					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					7,667,782						
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					923,879						
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					5,638,979						
Ceiling		02		F.NOT SUS 100																										TOTAL MARKET VALUE					9,612,845						
Air Condition		01		NONE 100																										SOH/AGL Deduction					875,474						
Heating Type		03		FORCED AIR 100																										ASSESSED VALUE					8,737,371						
Plumbing				2 100																										TOTAL EXEMPTION VALUE					35						
Frame		03		MASONRY 100																										BASE TAXABLE VALUE					3,279,567						
Story Height				12 100																										TOTAL JUST VALUE					14,230,640						
RMS				1 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE											
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					14,210,400						
Units		00		0 100																																					
Occupancy		00		NONE 100																																					
Quality		04		Quality Level 04																																					
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		320		100		320		3,538																																	
TOTALS		320		320		3,538																																			
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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YULEE, FL 32097

43-4N-26-0000-0001-0000

[illegible]

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43-4N-26-0000-0001-0000

[illegible]

REVIEW DATE	01/21/2021	BY	KKX	Total Acres: 2,433.69	Total Land Value: 1,021,184	Market: 5,283,234	Agricultural: 665,439	Common: 355,745	PRINTED 08/06/2024 BY SYS
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REVIEW DATE	01/21/2021	BY	KKX	Total Acres: 2,433.69	Total Land Value: 1,021,184	Market: 5,283,234	Agricultural: 665,439	Common: 355,745	PRINTED 08/06/2024 BY SYS
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[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 66 of 68										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		12		CEDAR 100		8600		06		1,200		51.8503		12.44		14,928		2016		2016		0		0		14.00		86.00		VALUATION BY					STANDARD					
Roof Structur		04		WOOD TRUSS 100		139		BARNs		- 0%		- 0		Heated Area: 1200		HX Base Yr														Tax Group: 4					Tax Dist:					
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					7,667,782					
Interior Wall		02		WALL BD/WD 100																										TOTAL MARKET OB/XF VALUE					923,879					
Interior Floo		01		NONE 100																										TOTAL LAND VALUE - MARKET					5,638,979					
Ceiling		02		F.NOT SUS 100																										TOTAL MARKET VALUE					9,612,845					
Air Condition		01		NONE 100																										SOH/AGL Deduction					875,474					
Heating Type		03		FORCED AIR 100																										ASSESSED VALUE					8,737,371					
Plumbing		2		100																										TOTAL EXEMPTION VALUE					35					
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					3,279,567					
Story Height		9		100																										TOTAL JUST VALUE					14,230,640					
RMS		2		100																										NCON VALUE					0					
Stories		1.		1. 100																										INCOME VALUE										
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					14,210,400					
Units		0		100																																				
Occupancy		00		NONE 100																																				
Quality		04		Quality Level 04																																				
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		1,200		100		1,200		12,838																																
TOTALS		1,200				1,200		12,838																																
EXTRA FEATURES																																								
BLD DATE		05/28/2019		KK		LGL DATE		05/30/2023		MLU																														
XF DATE						LAND DATE																																		
INC DATE																																								

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