PT HENRY YOUNG GRANT
SEC 45-4N-25E IN OR 1941/515
BEING PARAGRAPH 1 OF EXHIBIT A

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

2024

45-4N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

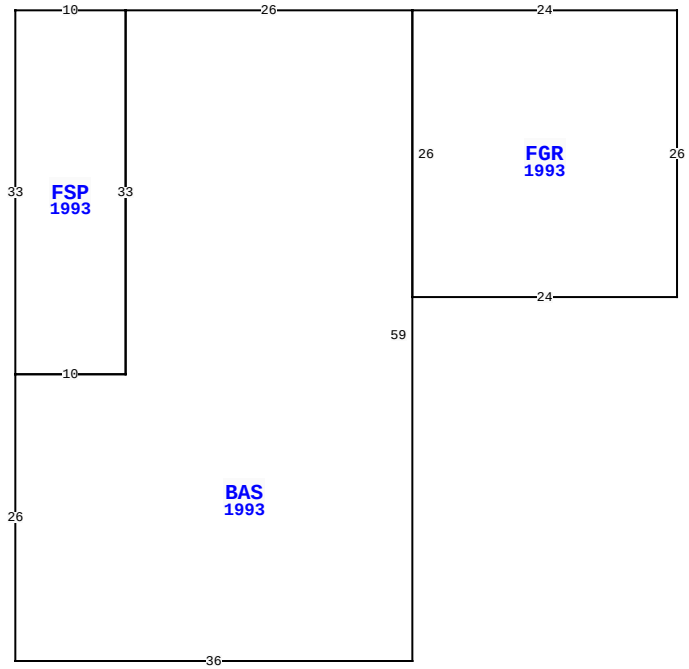
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100	1,794	131,644
FGR	624	55	343	25,170
FSP	330	40	132	9,686
TOTALS	2,748		2,269	166,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,269	114.2680	108.55	246,300	1975	1975	0	0	0	32.40	67.60

1 SINGLE FAM – 0% - 0 Heated Area: 1794 HX Base Yr



581250 SANDY BLUFF 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 — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	166,499
TOTAL MARKET OB/XF VALUE	28,044
TOTAL LAND VALUE - MARKET	379,000
TOTAL MARKET VALUE	303,918
SOH/AGL Deduction	0
ASSESSED VALUE	303,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,918
TOTAL JUST VALUE	573,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	566,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529865	DEMOLITION	38,210	01/01/2015
MH	MH MOVE-ON	0	04/01/2003
P6612	MH MOVE-ON	0	04/01/2003
8582	MH MOVE-ON	1,996	06/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1941/0515	10/08/2014	SW	Q	I	05	2,000,000
GRANTOR: DRAWBOND WILLIAM BRAN						
GRANTEE: WHITE OAK CONSERVAT						
0589/0701	2/02/1990	WD	U	I	09	125,000
GRANTOR: DAVIS WILLIAM P JR						
GRANTEE: DRAWBOND WM B & J N						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W26 FSP=[YR=1993] W10 S33 E10 N33$ S33 W10 S26 E36 N59$ S26 E24 N26$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	36	1,260	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
4	0752	USP	0	0	16	8	128.00	SF	15.00	15.00	100	1990	1990	3	20	384	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
7	0300	BOAT DCK W	0	0	50	10	500.00	SF	24.00	24.00	100	1990	1990	3	20	2,400	

LAND DESCRIPTION

TOTAL OB/XF 28,044

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	350.00	350.00	7,000							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	225.00	225.00	3,375							
4	003800	C	GOLF CRS	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	64,000							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	35.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	280,000							

REVIEW DATE 02/26/2021 BY KKRA Total Acres: 52.00 Total Land Value: 109,375 Market: 280,000 Agricultural: 10,375 Common: 99,000 PRINTED 08/06/2024 BY SYS