

PT GOVT LOT 2 OF SEC 12-3N-25E
& GOVT LOT 1 OF SEC 11-3N-25E
IN OR 2078/423

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

2025

12-3N-25-0000-0002-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1																	
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
																		VALUATION BY STANDARD																	
																		Tax Group: 4 Tax Dist:																	
																		BUILDING MARKET VALUE 0																	
																		TOTAL MARKET OB/XF VALUE 0																	
																		TOTAL LAND VALUE - MARKET 248,540																	
																		TOTAL MARKET VALUE 7,303																	
																		SOH/AGL Deduction 0																	
																		ASSESSED VALUE 7,303																	
																		TOTAL EXEMPTION VALUE 0																	
																		BASE TAXABLE VALUE 7,303																	
																		TOTAL JUST VALUE 248,540																	
																		NCON VALUE 0																	
																		INCOME VALUE																	
																		PREVIOUS YEAR MKT VALUE 137,650																	
DOR CODE 5600						TIMBERLAND 70-79																													
MAP NUM						MKT AREA						05																							
NEIGHBORHOOD/LOC						5001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS						CR 108, YULEE												BLD DATE LGL DATE 05/13/2025 MLU																	
EXTRA FEATURES																		XF DATE LAND 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																				
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											
1	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	14.41	AC		1.00	1.00	1.00	390.00	390.00	5,620																		
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	2.65	AC		1.00	1.00	1.00	525.00	525.00	1,391																		
3	005900	A	TIMBER WETLA	0		OR	0.00	0.00	5.85	AC		1.00	1.00	1.00	50.00	50.00	292																		
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.06	AC		1.00	1.00	1.00	14,500.00	14,500.00	247,370																		
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.85	AC		1.00	1.00	1.00	200.00	200.00	1,170																		
REVIEW DATE 05/13/2025 BY MLU Total Acres: 22.91 Total Land Value: 7,303 Market: 248,540 Agricultural: 7,303 Common: 0 PRINTED 07/30/2025 BY SYS																																			