

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

26-4N-25-0000-0003-0000

[illegible]

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

26-4N-25-0000-0003-0000

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		26	AL SIDING 100		1709	00	1,960		0.0000	0.00	0		2023	2023		0	0	1.00	99.00	VALUATION BY				STANDARD											
Roof Structur		01	FLAT 100		2 MH OFFICE - 0% - 2025										Heated Area: 1960				HX Base Yr				Tax Group: 4				Tax Dist:								
Roof Cover		01	MINIMUM 100		35 56 BAL 2026 56 35																		BUILDING MARKET VALUE				52,083								
Interior Wall		04	PLYWOOD 100																				TOTAL MARKET OB/XF VALUE				72,020								
Interior Floo		08	SHT VINYL 100																				TOTAL LAND VALUE - MARKET				479,500								
Air Condition		02	WINDOW 100																				TOTAL MARKET VALUE				201,553								
Heating Type		01	NONE 100																				SOH/AGL Deduction				15,328								
Fixtures		01	0 100																				ASSESSED VALUE				186,225								
Frame																							TOTAL EXEMPTION VALUE				0								
Story Height		02	WOOD FRAME 100																				BASE TAXABLE VALUE				186,225								
RMS																							TOTAL JUST VALUE				603,603								
Stories		1.	1. 100																				NCON VALUE				72,020								
Units			3 100		INCOME VALUE																														
					PREVIOUS YEAR MKT VALUE				480,847																										
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAL	1,960	100	2026	1,960	0																														
TOTALS		1,960			1,960	0																													
EXTRA FEATURES						58344 BIRCHWOOD PL, HILLIARD												BLD DATE				LGL DATE		05/21/2025		MLU									
						XF DATE				LAND DATE		03/28/2025		KBA																					
						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																		