E1/2 OF NE1/4 OF SW1/4 OF
IN OR 2492/1894 BEING PARCEL 1
SEC 26-4N-25E

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

2025

26-4N-25-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

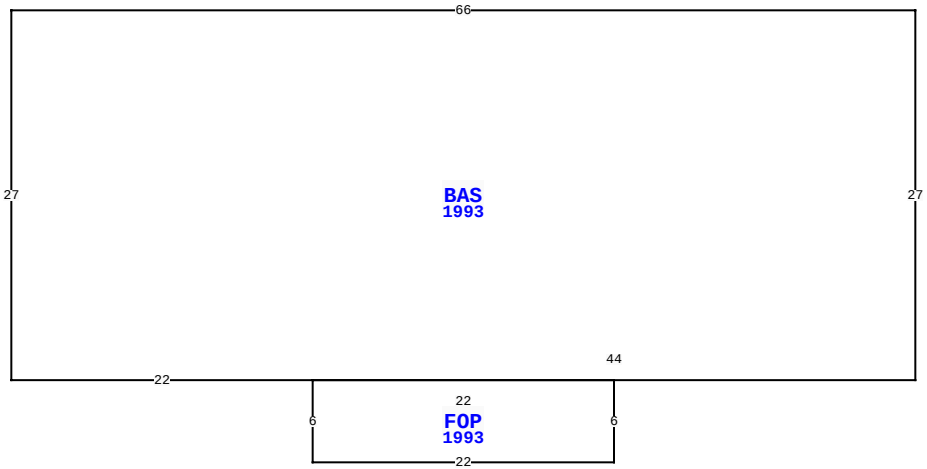
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	49,611
FOP	132	30	1993	40	1,114
TOTALS	1,914			1,822	50,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,822	116.0000	92.80	169,082	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1782 HX Base Yr



58056 HARVS PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,725
TOTAL MARKET OB/XF VALUE	4,103
TOTAL LAND VALUE - MARKET	269,700
TOTAL MARKET VALUE	324,528
SOH/AGL Deduction	152,398
ASSESSED VALUE	172,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,130
TOTAL JUST VALUE	324,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7463	MH MOVE-ON	30,000	09/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/1894	8/26/2021	SW	U	I	37	125,000
GRANTOR: BOYNT BARRY ROLAND ET						
GRANTEE: WHITE OAK CONCERVAT						
2478/0733	7/09/2021	FJ	U	I	11	0
GRANTOR: BOYNT WANDA SWILLEY E						
GRANTEE: BOYNT BETH A & BARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S27 E22 FOP=[YR=1993] S6 E22 N6 W22$ E44 N27$.

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	0681	POLE SHED	0	0	25	21	525.00	SF	15.00	15.00	100	1970	1970	3	20	1,575	
2	1242	WD DECK A	0	0	9	16	144.00	SF	10.00	10.00	100	1989	1989	3	20	288	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 4,103

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	000100	C	RES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	14,500							
2	000100	C	RES	0		OR	0.00	0.00	17.60	AC		1.00	1.00	1.00	14,500.00	14,500.00	255,200							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 18.60 Total Land Value: 269,700 Market: 0 Agricultural: 0 Common: 269,700 PRINTED 07/30/2025 BY SYS