ALL OF HENRY YOUNG GRANT
SEC 42-4N-26E,ALL OF FRAC
SEC 29-4N-26E,GOVT LOT 1 OF

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

2025

33-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

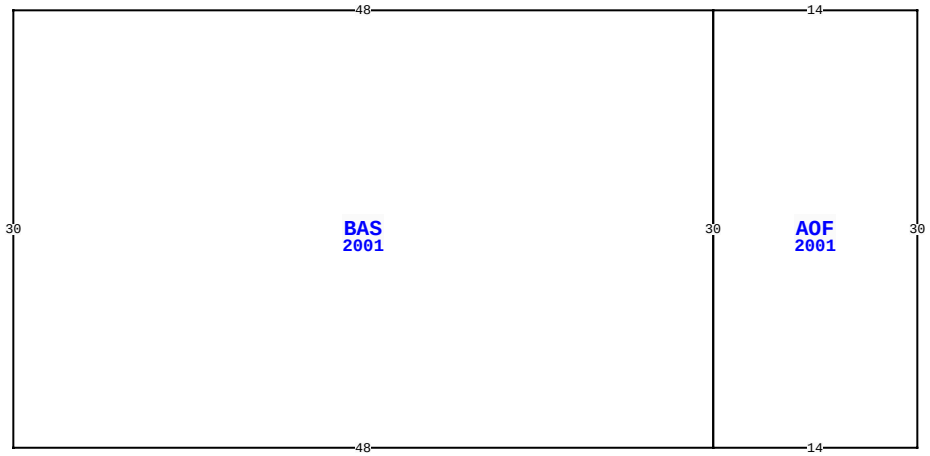
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	420	185	2001	777	18,747
BAS	1,440	100	2001	1,440	34,744
TOTALS	1,860			2,217	53,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,217	81.1440	37.12	82,295	1998	1998	0	0	0	35.00	65.00

1 STOR WAREH – 0% - 0 Heated Area: 1860 HX Base Yr



585307 WHITE OAK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	10/22/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		113,113
TOTAL MARKET OB/XF VALUE		370,385
TOTAL LAND VALUE - MARKET		4,055,130
TOTAL MARKET VALUE		865,217
SOH/AGL Deduction		157,008
ASSESSED VALUE		708,209
TOTAL EXEMPTION VALUE	35	483,498
BASE TAXABLE VALUE		224,711
TOTAL JUST VALUE		4,538,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,471,521

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

AOF=[YR=2001] W14 BAS=[YR=2001] W48 S30 E48 N30$ S30 E14 N30$
.

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	0940	SHEDS/PORT	0	0	15	10	150.00	SF	36.00	36.00	100	1998	1998	3	20	1,080	
2	1123	CB 8"	0	0	210	0	1,734.00	SF	6.15	6.15	100	1998	1998	3	73	7,785	
3	0812	CONCRETE C	0	0	0	0	121,981.00	SF	4.00	4.00	100	1998	1998	3	73	356,185	
4	0400	CONC CURB	0	0	0	0	276.00	LF	15.00	15.00	100	1998	1998	3	80	3,312	
5	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1998	1998	3	20	160	
6	0810	CONCRETE A	0	0	0	0	125.00	SF	6.50	6.50	100	1990	1990	3	57	463	
7	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1990	1990	3	20	1,400	

LAND DESCRIPTION

TOTAL OB/XF 370,385

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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	5.90	AC		1.00	1.00	1.00	500.00	500.00	2,950							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	386.70	AC		1.00	1.00	1.00	525.00	525.00	203,018							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	318.20	AC		1.00	1.00	1.00	390.00	390.00	124,098							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	140.05	AC		1.00	1.00	1.00	190.00	190.00	26,610							
5	005900	A	TIMBER WETLA	0		OR	0.00	0.00	500.86	AC		1.00	1.00	1.00	50.00	50.00	25,043							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	850.85	AC		1.00	1.00	1.00	3,000.00	3,000.00	2,552,550							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 1,351.71 Total Land Value: 381,719 Market: 4,055,130 Agricultural: 381,719 Common: 0 PRINTED 07/30/2025 BY SYS

ALL OF HENRY YOUNG GRANT
SEC 42-4N-26E,ALL OF FRAC
SEC 29-4N-26E,GOVT LOT 1 OF

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

2025

33-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

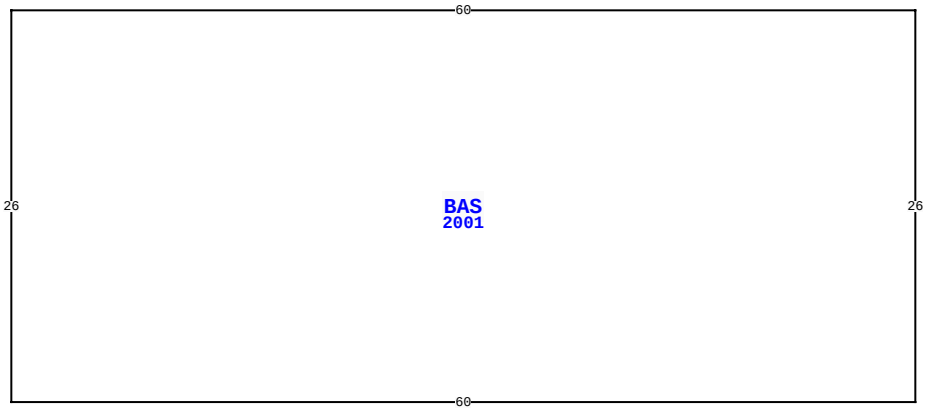
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2001	1,560	26,181
TOTALS	1,560			1,560	26,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,560	56.4480	25.82	40,279	1998	1998	0	0	0	35.00	65.00

2 STOR WAREH – 0% - 0 Heated Area: 1560 HX Base Yr



585307 WHITE OAK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	10/22/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		113,113
TOTAL MARKET OB/XF VALUE		370,385
TOTAL LAND VALUE - MARKET		4,055,130
TOTAL MARKET VALUE		865,217
SOH/AGL Deduction		157,008
ASSESSED VALUE		708,209
TOTAL EXEMPTION VALUE	35	483,498
BASE TAXABLE VALUE		224,711
TOTAL JUST VALUE		4,538,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,471,521

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

BAS=[YR=2001] W60 S26 E60 N26$.

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

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
7	009910	M	MARKET VALUE	0		OR	0.00	0.00	500.86	AC		1.00	1.00	1.00	3,000.00	3,000.00	1,502,580							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 1,351.71 Total Land Value: 381,719 Market: 4,055,130 Agricultural: 381,719 Common: 0 PRINTED 07/30/2025 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2025

33-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

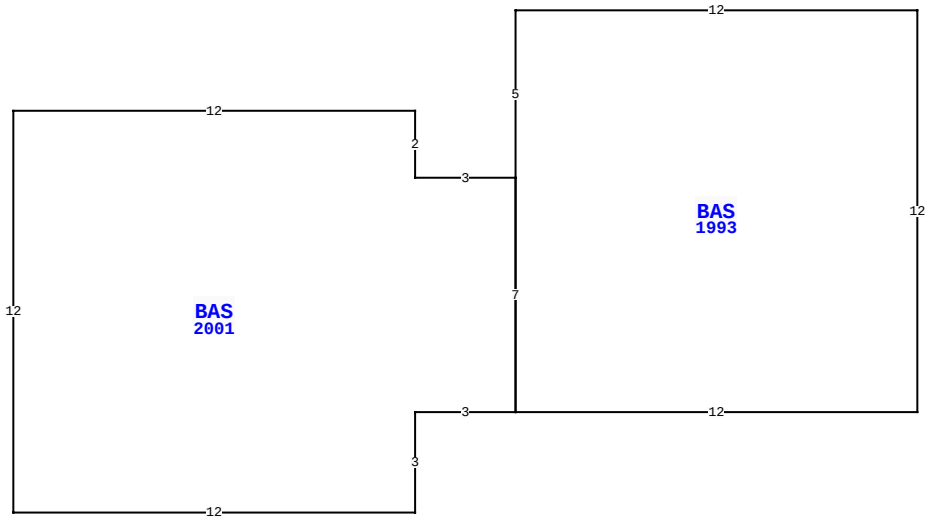
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100	1993	144	15,584
BAS	165	100	2001	165	17,856
TOTALS	309			309	33,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	309	135.1350	189.86	58,667	1979	1990	0	0	0	43.00	57.00

3 OFFICE – 0% - 0 Heated Area: 309 HX Base Yr



585307 WHITE OAK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
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TOTAL JUST VALUE		4,538,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,471,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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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

BAS=[YR=1993] W12 S5 BAS=[YR=2001] W3 N2 W12 S12 E12 N3 E3 N7$ S7 E12 N12$.

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

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 04/30/2024 BY KBA Total Acres: 1,351.71 Total Land Value: 381,719 Market: 4,055,130 Agricultural: 381,719 Common: 0 PRINTED 07/30/2025 BY SYS