PT W1/2 OF SEC 26-4N-25E,PT
LOTS 53,59,60,73,74,79,80,85,
LOTS 65,66,67,68,75,76,86,87,

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

2025

34-4N-25-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

ENCHANTED WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	10/21/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,766,000
TOTAL MARKET VALUE	807,876
SOH/AGL Deduction	0
ASSESSED VALUE	807,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	807,876
TOTAL JUST VALUE	5,766,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,228,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/0849	12/28/2017	SW	Q	V	01	7,688,000
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: WHITE OAK CONSERVAT						
2167/0841	12/28/2017	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: RAYONIER ATLANTIC T						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	389.62	AC		1.00	1.00	1.00	390.00	390.00	151,952							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	1,088.87	AC		1.00	1.00	1.00	525.00	525.00	571,657							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	443.51	AC		1.00	1.00	1.00	190.00	190.00	84,267							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	1,922.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	5,766,000							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 1,922.00 Total Land Value: 807,876 Market: 5,766,000 Agricultural: 807,876 Common: 0 PRINTED 07/30/2025 BY SYS