

PT SUSAN CASHEN GRANT
 SEC 40-4N-25E IN OR 1971/1164
 BEING PARCEL "6"

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

2025

40-4N-25-0000-0001-0000



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									
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,744,975 TOTAL MARKET VALUE 212,308 SOH/AGL Deduction 0 ASSESSED VALUE 212,308 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 212,308 TOTAL JUST VALUE 1,744,975 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,535,578											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1971/1164 3/27/2015 SW Q V 05 10,607,400 GRANTOR: WOODSTOCK LLLP GRANTEE: WHITE OAK CONSERVAT 1543/0185 12/28/2007 WD Q V 01 100 GRANTOR: FERGUSON JESSECA D ET GRANTEE: WOODSTOCK LLLP											
TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/13/2025 MLU 10/22/2024 KBA										BUILDING NOTES											
EXTRA FEATURES										LESSIE RD, HILLIARD										BUILDING DIMENSIONS											
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	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	160.99	AC		1.00	1.00	1.00	685.00	685.00	110,278														
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	537.00	AC		1.00	1.00	1.00	190.00	190.00	102,030														
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	697.99	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,744,975														
REVIEW DATE 05/13/2025 BY MLU Total Acres: 697.99 Total Land Value: 212,308 Market: 1,744,975 Agricultural: 212,308 Common: 0 PRINTED 07/30/2025 BY SYS																															