

PT SUSAN CASHEN GRANT
 SEC 40-4N-25E IN OR 1971/1164
 BEING PARCEL "7"

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

2025

40-4N-25-0000-0001-0020


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 Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 793,045 TOTAL MARKET VALUE 98,770 SOH/AGL Deduction 0 ASSESSED VALUE 98,770 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 98,770 TOTAL JUST VALUE 793,045 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 360,475											
DOR CODE 5400 TIMBERLAND 90+																	PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																												
NEIGHBORHOOD/LOC 5001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												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											
TOTALS																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/13/2025 MLU 10/22/2024 KBA											
EXTRA FEATURES						LESSIE RD, HILLIARD											BUILDING NOTES											
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	BUILDING DIMENSIONS												
																	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	144.19	AC		1.00	1.00	1.00	685.00	685.00	98,770											
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	144.19	AC		1.00	1.00	1.00	5,500.00	5,500.00	793,045											
REVIEW DATE 05/13/2025 BY MLU Total Acres: 144.19 Total Land Value: 98,770 Market: 793,045 Agricultural: 98,770 Common: 0 PRINTED 07/30/2025 BY SYS																												