Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

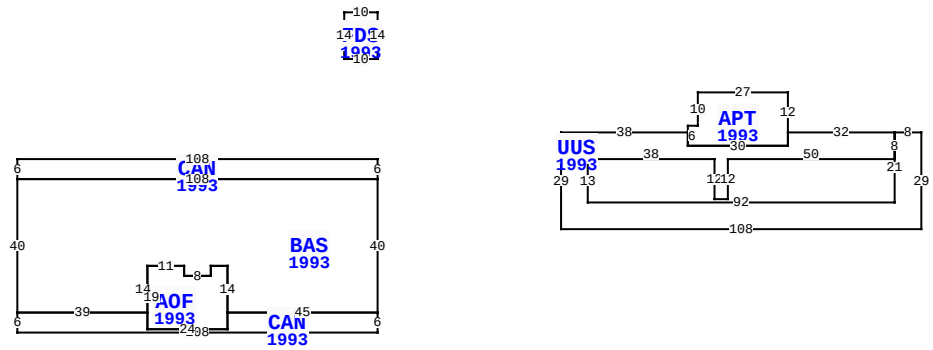
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		2 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	432	185	1993	799	7,675
APT	450	250	1993	1,125	10,806
BAS	4,008	100	1993	4,008	38,497
CAN	528	30	1993	158	1,518
CAN	648	30	1993	194	1,864
FDS	140	80	1993	112	1,076
UUS	1,864	50	1993	932	8,952
TOTALS	8,070			7,328	70,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	7,328	73.8760	19.21	140,771	1965	1965	0	0	0	50.00	50.00

1 BARNS – 0% - 0 Heated Area: 4890 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008005	REMODEL OF OLD LO	177,763	07/08/2024
B240003016	DEMO BY HAND -(A	15,000	03/15/2024
230011051	MTL STORAGE BLDG	139,608	08/28/2023
19010161	REPAIR/RRF	53,676	12/17/2019
17004776	XFOB	54,120	05/31/2017
B1633555	REPAIR/RRF	8,500	12/01/2016

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

CAN=[YR=1993] W108 S6 BAS=[YR=1993] S40 CAN=[YR=1993] S6 E108 N6 W45 AOF=[YR=1993] N14 W5 S3 W8N3W11S19 E24 N5$ S5W24 N5 W39$ E39 N14 E11 S3 E8 N3E5S14 E45N40W108 $ E108N6$ PTR= E155 UUS=[YR=1993] N8 W32 APT=[YR=1993] N12 W27 S10 W3 S6 E30 N4 $ S4 W30 N4 W38 S29 E108 N29 W8 S21W92 N13 E38 S12 E4 N12 E50 $ W155 $ PTR= N30 FDS=[YR=1993] N14 W10 S14 E10 $ S30 $.

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	0881	FOUNTAIN	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1965	1965	3	100	1,000	
2	0966	FIRE SPRNK	0	0	0	0	6,754.00	SF	3.00	3.00	100	1965	1965	3	60	12,157	
3	0803	ASPHALT C	0	0	0	0	2,100.00	SF	2.00	2.00	100	1965	1965	3	50	2,100	
4	0881	FOUNTAIN	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1973	1973	3	100	2,000	
5	0966	FIRE SPRNK	0	0	0	0	13,322.00	SF	3.00	3.00	100	1973	1973	3	60	23,980	
6	0803	ASPHALT C	0	0	0	0	6,266.00	SF	2.00	2.00	100	1980	1980	3	50	6,266	
7	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	1,012	
8	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	1980	1980	3	20	400	
9	0881	FOUNTAIN	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	100	2,000	
10	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	1985	1985	3	20	378	

TOTAL OB/XF 51,293

LAND DESCRIPTION

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	005000	C	AGRICULTURAL	0	0006	OR	0.00	0.00	23.93	AC		1.00	1.00	1.00	14,500.00	14,500.00	346,985							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.32	AC		1.00	1.00	1.00	500.00	500.00	1,660							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	408.13	AC		1.00	1.00	1.00	500.00	500.00	204,065							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	403.93	AC		1.00	1.00	1.00	525.00	525.00	212,063							
5	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	401.90	AC		1.00	1.00	1.00	390.00	390.00	156,741							
6	005902	A	HARDWOOD SI	0		OR	0.00	0.00	21.98	AC		1.00	1.00	1.00	190.00	190.00	4,176							

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
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WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

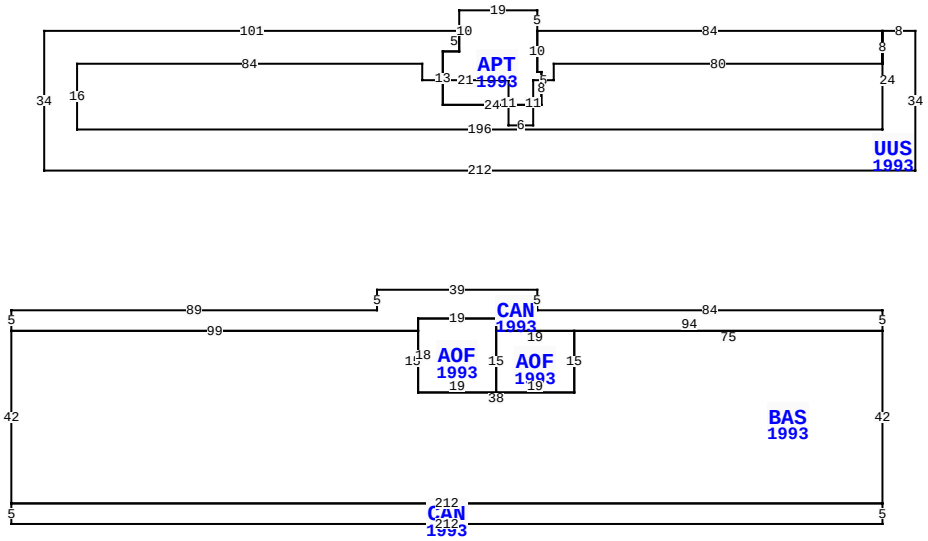
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	285	185	1993	527	5,044
AOF	342	185	1993	633	6,058
APT	497	250	1993	1,242	11,886
BAS	8,334	100	1993	8,334	79,757
CAN	1,060	30	1993	318	3,044
CAN	1,198	30	1993	359	3,436
UUS	3,864	50	1993	1,932	18,489
TOTALS	15,580			13,345	127,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	13,345	73.6230	19.14	255,423	1973	1973	0	0	0	50.00	50.00

3 BARNS – 0% - 0 Heated Area: 9458 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615607	REPAIR/RRF	13,500	12/01/2016
B1633199	XFOB	0	10/01/2016
E1428384	RHINO CAGE #1	0	11/01/2014
E1428076	RHINO CAGES	0	08/01/2014
R1414055	ORCHARD LANDING	11,890	08/01/2014
M1419934	ADMININISTRATION	0	07/01/2014

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

UUS=[YR=1993] N8 W84 APT=[YR=1993] N5 W19 S10 W4 S13 E24 N8 W1 N10$ S10 E1 S8 W24 N13 E4 N5 W101 S34 E212 N34 W8 S24 W196 N16 E84 S4 E21 S11 E6 N11 E5 N4 E80 $ PTR=S60 CAN=[YR=1993] W84 N5 W39 S5 W89 S5 BAS=[YR=1993] S42 CAN=[YR=1993] S5 E212 N5 W212 $ E212 N42 W75 AOF=[YR=1993] W19 AOF=[YR=1993] N3 W19 S18 E19 N15$ S15 E19 N15$ S15 W38 N15 W99 $ E99 N3 E19 S3 E94 N5$ N60 $.

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
11	0101	COM B-B-Q	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	1993	1993	3	20	900	
12	0885	WATERSCAPE	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	1988	1988	3	100	15,000	
13	0810	CONCRETE A	0	0	0	0	233.00	SF	6.50	6.50	100	1990	1990	3	57	863	
14	0858	SCULP CONC	0	0	18	5	90.00	SF	13.00	13.00	100	1990	1990	3	85	995	
15	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	27	1,350	
16	0812	CONCRETE C	0	0	0	0	16,248.00	SF	4.00	4.00	100	1996	1996	3	70	45,494	
17	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1996	1996	3	39	1,973	
18	0101	COM B-B-Q	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	1996	1996	3	20	900	
19	0966	FIRE SPRNK	0	0	0	0	14,608.00	SF	3.00	3.00	100	1996	1996	3	70	30,677	
20	0812	CONCRETE C	0	0	0	0	2,340.00	SF	4.00	4.00	100	1996	1996	3	70	6,552	

TOTAL OB/XF 104,704

LAND DESCRIPTION

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
7	005900	A	TIMBER WETLA	0		OR	0.00	0.00	1,142.03	AC		1.00	1.00	1.00	50.00	50.00	57,102							
8	006005	A	PASTURE - GR	0		OR	0.00	0.00	20.18	AC		1.00	1.00	1.00	370.00	370.00	7,467							
9	009910	M	MARKET VALUE	0		OR	0.00	0.00	2,401.47	AC		1.00	1.00	1.00	2,500.00	2,500.00	6,003,675							
10	009530	C	POND	0		OR	0.00	0.00	8.29	AC		1.00	1.00	1.00	2,500.00	2,500.00	20,725							

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

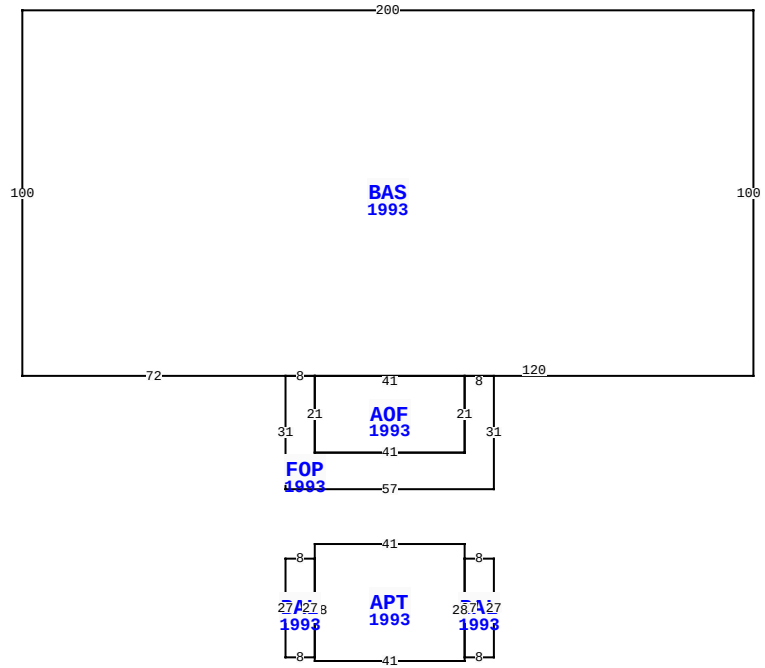
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 80
Exterior Wall	11	BD/BTN AVG 20
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	861	185	1993	1,593	16,639
APT	1,312	250	1993	3,280	34,260
BAL	216	15	1993	32	334
BAL	216	15	1993	32	334
BAS	20,000	100	1993	20,000	208,900
FOP	906	50	1993	453	4,732
TOTALS	23,511			25,390	265,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3203	06	25,390	56.0789	20.89	530,397	1973	1973	0	0	0	50.00	50.00

8 ARENAS – 0% - 0 Heated Area: 22173 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
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NASSAU COUNTY PROPERTY — VALUATION SUMMARY

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TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413783	REPAIR/REROOF	9,250	01/01/2014
R11100	REPAIR/REROOF	7,500	01/01/2008
R11632	REPAIR/REROOF	14,000	01/01/2008
R11633	REPAIR/REROOF	8,000	01/01/2008
R09819	REPAIR/REROOF	5,000	01/01/2006
R09822	REPAIR/REROOF	9,000	01/01/2006

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=1993] W200S100E72FOP=[YR=1993] S31
E57N31W8S21W41N21W8$E8AOF=[YR=1993] S21E41N21W41$E120N100$
PTR= S150 W71 BAL=[YR=1993] W8APT=[YR=1993] N4
W41S4BAL=[YR=1993] W8S27E8N27$S28E41 N28$S27E8N27$E71 N150$.

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
21	0803	ASPHALT C	0	0	0	0	47,310.00	SF	2.00	2.00	100	1990	1990	3	50	47,310	
22	2601	GRNHS FG 1	0	0	48	40	1,920.00	SF	10.35	10.35	100	1998	1998	3	20	3,974	
23	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1995	1995	3	20	576	
24	0810	CONCRETE A	0	0	16	4	64.00	SF	6.50	6.50	100	1995	1995	3	68	283	
25	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	1,520	
26	0681	POLE SHED	0	0	10	12	120.00	SF	15.00	15.00	100	1999	1999	3	26	468	
27	0861	POOL GUNIT	0	0	0	0	1,875.00	SF	85.00	85.00	100	1996	1996	3	20	31,875	
28	0845	KOOL DECK	0	0	0	0	3,547.00	SF	7.25	7.25	100	2012	2012	3	92	23,658	
29	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1961	1961	3	22	440	
30	0300	BOAT DCK W	0	0	0	0	1,838.00	SF	40.00	40.00	100	2001	2001	3	28	20,586	

TOTAL OB/XF 130,690

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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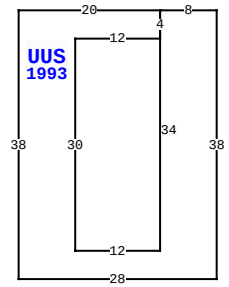
Exterior Wall	10	ABOVE AVG 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	11	CLAY TILE 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

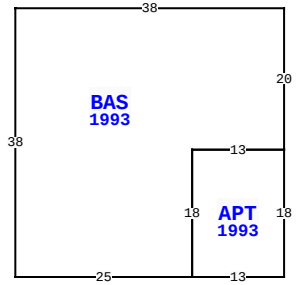
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	234	250	1993	585	8,647
BAS	1,210	100	1993	1,210	17,884
UUS	704	50	1993	352	5,203
TOTALS	2,148			2,147	31,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	2,147	113.6982	29.56	63,465	1989	1989	0	0	0	50.00	50.00

11 BARNS – 0% - 0 Heated Area: 1444 HX Base Yr





581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15244	CHNGE SRVC	0	05/26/2005
E14725	ELEC	1,500	01/01/2005
E15017	ELEC	9,500	01/01/2005
B11954	NEW CONSTR	0	11/13/2003
6671	XFOB	9,000	08/16/1990
6370	CHNGE SRVC	500	12/11/1989

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=1993] W38S38E25APT=[YR=1993] E13 N18W13S18$N18E13N20$
PTR=N50 UUS=[YR=1993] N4W20S38E28N38W8S34W12 N30E12$ S50 $.

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
31	0875	HOT TUB	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	1980	1980	3	20	480	
32	0845	KOOL DECK	0	0	0	0	3,326.00	SF	3.63	3.63	100	1980	1980	3	30	3,617	
33	0872	POOL HTR C	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1980	1980	3	20	600	
34	0861	POOL GUNIT	0	0	60	30	1,800.00	SF	127.50	127.50	100	1980	1980	3	20	45,900	
35	0810	CONCRETE A	0	0	7	4	28.00	SF	4.88	4.88	100	1990	1990	3	57	78	
36	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
37	0850	PEBBLE WLK	0	0	0	0	860.00	SF	3.50	3.50	100	2001	2001	3	79	2,378	
38	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	84	21	
39	0820	WOOD WALK	0	0	0	0	707.00	SF	11.75	11.75	100	2001	2001	3	40	3,323	
40	0850	PEBBLE WLK	0	0	23	4	92.00	SF	3.50	3.50	100	2001	2001	3	79	254	

TOTAL OB/XF 58,751

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

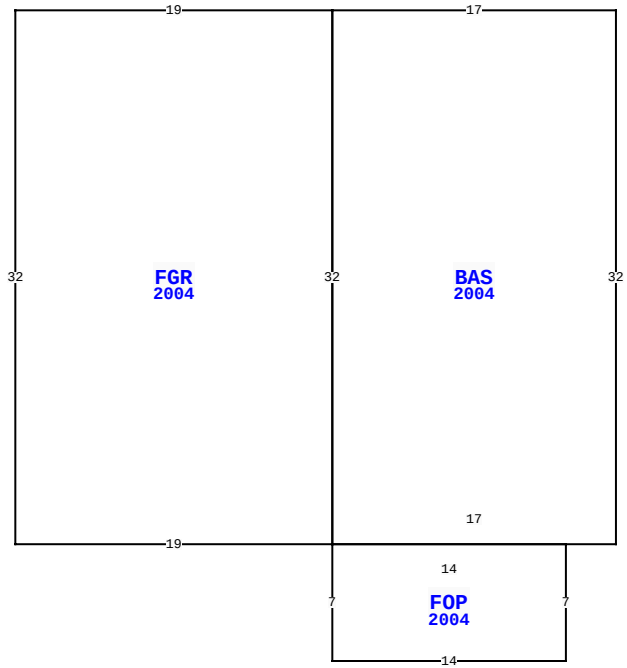
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	544	100	2004	544	56,828
FGR	608	60	2004	365	38,129
FOP	98	30	2004	29	3,030
TOTALS	1,250			938	97,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	938	101.8500	143.10	134,228	1998	1998	0	0	0	27.00	73.00

74 OFFICE – 0% - 0 Heated Area: 544 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5669	TEMP POLE	0	01/26/1989
5367	REMODEL	0	09/15/1988
5091	NEW CONSTR	38,668	08/09/1988
5281	NEW CONSTR	500	08/09/1988

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=2004] W17 FGR=[YR=2004] W19 S32 E19 FOP=[YR=2004]
S7 E14 N7 W14 $ N32 $ S32 E17 N32 $.

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
41	0820	WOOD WALK	0	0	0	0	828.00	SF	11.75	11.75	100	1990	1990	3	40	3,892	
42	0940	SHEDS/PORT	0	0	10	6	60.00	SF	30.00	30.00	100	1990	1990	3	20	360	
43	0649	LIGHTS-GD	0	0	0	0	1.00	SF	225.00	225.00	100	2001	2001	3	20	45	
44	0850	PEBBLE WLK	0	0	0	0	438.00	SF	3.50	3.50	100	2001	2001	3	79	1,211	
45	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	84	21	
46	1242	WD DECK A	0	0	45	4	180.00	SF	10.00	10.00	100	1990	1990	3	20	360	
47	1241	WD DECK G	0	0	220	6	1,320.00	UT	11.50	11.50	100	1990	1990	3	20	3,036	
48	0855	CONC PAVER	0	0	16	8	128.00	SF	10.00	10.00	100	1990	1990	3	57	730	
49	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	51.5	1,030	
50	0810	CONCRETE A	0	0	0	0	912.00	SF	6.50	6.50	100	1990	1990	3	57	3,379	

TOTAL OB/XF 14,064

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
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SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	16	EPOXY STRP 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

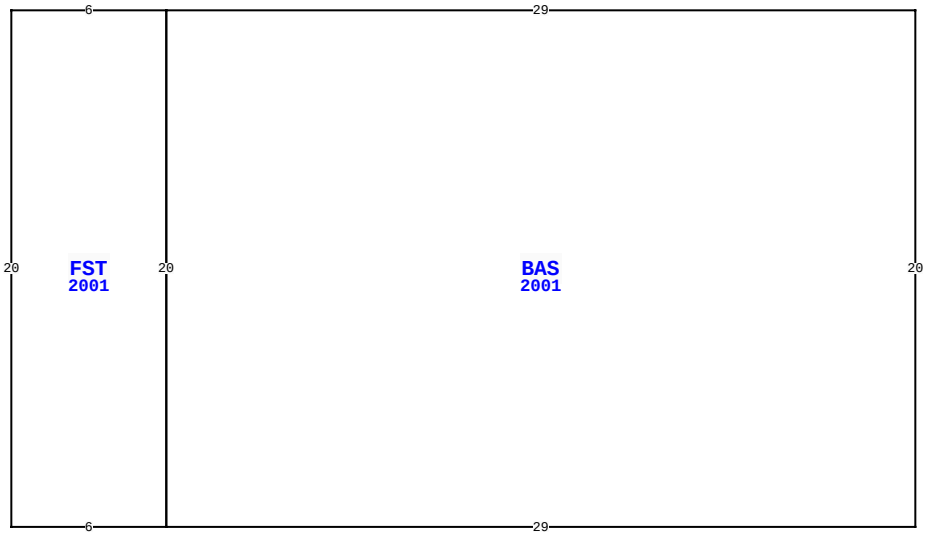
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	580	100	2001	580	73,958
FST	120	50	2001	60	7,651
TOTALS	700			640	81,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	640	95.7946	161.41	103,302	2001	2001	0	0	0	21.00	79.00

75 RSTARANT 1 – 0% - 0 Heated Area: 580 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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] W29FST=[YR=2001] W6S20E6N20$ S20E29N20$.

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
51	0861	POOL GUNIT	0	0	40	20	800.00	SF	85.00	85.00	100	1987	1987	3	20	13,600	
52	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1990	1990	3	20	576	
53	1242	WD DECK A	0	0	0	0	946.00	SF	10.00	10.00	100	2001	2001	3	20	1,892	
54	0875	HOT TUB	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	20	240	
55	0306	BOAT RAMP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1990	1990	3	100	3,000	
56	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	1996	1996	3	20	250	
57	0525	GAZEBO	0	0	0	0	1.00	UT	6,250.00	6,250.00	100	1996	1996	3	23	1,438	
58	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
59	0300	BOAT DCK W	0	0	0	0	1,184.00	SF	40.00	40.00	100	1996	1996	3	23	10,893	
60	0302	FLT DOCK C	0	0	40	16	697.00	SF	50.00	50.00	100	1996	1996	3	20	6,970	

TOTAL OB/XF 41,554

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

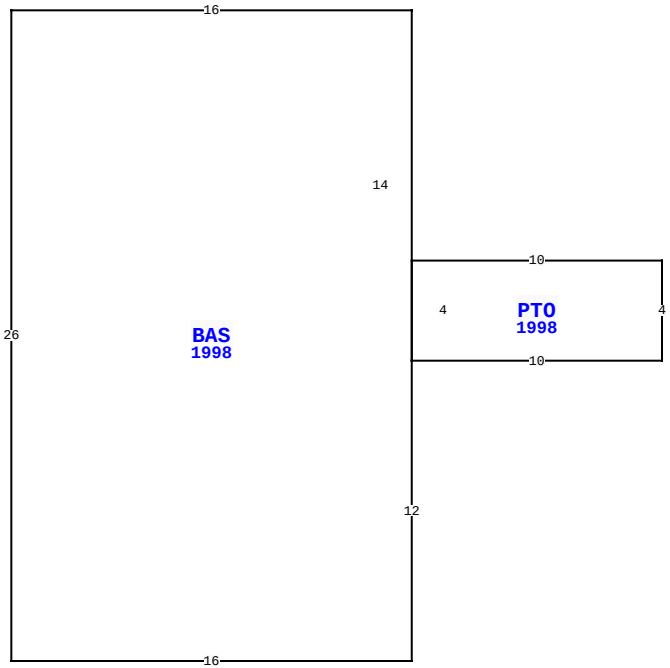
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	416	100	1998	416	6,744
PTO	40	5	1998	2	33
TOTALS	456			418	6,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	418	54.5160	24.94	10,425	1998	1998	0	0	0	35.00	65.00

76 STOR WAREH – 0% - 0 Heated Area: 416 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

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Tax Group: 4	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1998] W16S26E16N12PTO=[YR=1998] E10N4W10S4$N14$.

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
61	0310	AL GANG WY	0	0	0	0	16.00	LF	115.00	115.00	100	1996	1996	3	20	368	
62	0850	PEBBLE WLK	0	0	0	0	944.00	SF	3.50	3.50	100	2001	2001	3	79	2,610	
63	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	84	21	
64	0649	LIGHTS-GD	0	0	0	0	1.00	SF	225.00	225.00	100	2001	2001	3	20	45	
65	0940	SHEDS/PORT	0	0	14	6	84.00	SF	30.00	30.00	100	1996	1996	3	20	504	
66	0350	CARPORT WD	0	0	6	6	36.00	SF	13.00	13.00	100	1996	1996	3	20	94	
67	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	800	
68	0820	WOOD WALK	0	0	24	20	480.00	SF	11.75	11.75	100	1994	1994	3	40	2,256	
69	0300	BOAT DCK W	0	0	0	0	2,928.00	SF	40.00	40.00	100	2005	2005	3	36	42,163	
70	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	

TOTAL OB/XF 50,181

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

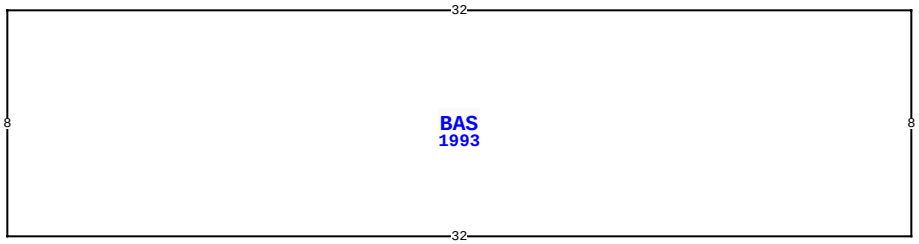
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100	1993	256	4,178
TOTALS	256			256	4,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	256	68.0000	54.40	13,926	1986	1986	0	0	0	70.00	30.00

77 M/H 93- – 0% - 0 Heated Area: 256 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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						

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32S8E32N8$.

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
71	1242	WD DECK A	0	0	23	4	92.00	SF	10.00	10.00	100	2001	2001	3	20	184	
72	0850	PEBBLE WLK	0	0	0	0	408.00	SF	3.50	3.50	100	2001	2001	3	79	1,128	
73	0649	LIGHTS-GD	0	0	0	0	1.00	SF	225.00	225.00	100	2001	2001	3	20	45	
74	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	84	21	
75	0350	CARPORT WD	0	0	20	5	100.00	SF	13.00	13.00	100	2001	2001	3	20	260	
76	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	22	506	
77	0302	FLT DOCK C	0	0	32	16	512.00	SF	50.00	50.00	100	2005	2005	3	22	5,632	
78	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	440	
79	0861	POOL GUNIT	0	0	20	40	800.00	SF	85.00	85.00	100	1987	1987	3	20	13,600	
80	0875	HOT TUB	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1987	1987	3	20	240	

TOTAL OB/XF 22,056

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

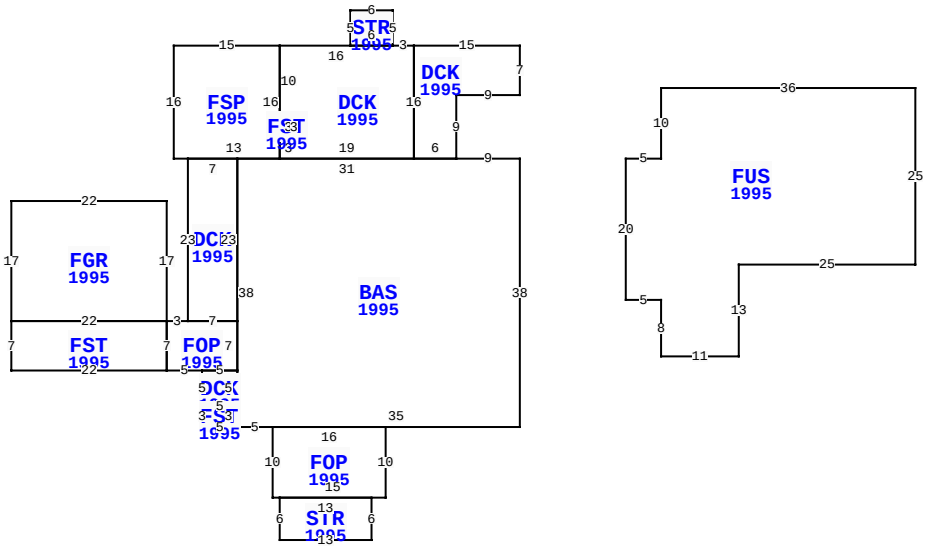
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	1,520	100	1995	1,520	187,974
DCK	25	10	1995	2	247
DCK	159	10	1995	16	1,978
DCK	161	10	1995	16	1,978
DCK	298	10	1995	30	3,710
FGR	374	55	1995	206	25,476
FOP	70	30	1995	21	2,597
FOP	160	30	1995	48	5,936
FSP	240	40	1995	96	11,872
FST	6	55	1995	3	371
TOTALS	4,433			3,205	396,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,205	109.5720	144.64	463,571	1995	1995	0	0	0	14.50	85.50

81 SNGL FAM – 0% - 0 Heated Area: 2663 HX Base Yr



** This building has 15 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1995] W9 DCK=[YR=1995] N9 E9N7W15 S16DCK=[YR=1995] N16W3STR=[YR=1995] N5W6S5 E6$W16S10FST=[YR=1995] S3E2N3W2$E2S3 W2S3FSP=[YR=1995] N16W15S16E2 DCK=[YR=1995] S23FOP=[YR=1995] W3FGR=[YR=1995] N17W22S17E22$FST=[YR=1995] W22S7E22 N7$S7E5DCK=[YR=1995] S5FST=[YR=1995] S3E5 N3W5$E5N5W5$E5N7W7$E7N23W7$E13 $E19$E6$W31S38E5FOP=[YR=1995] S10E1 STR=[YR=1995] S6E13N6W13$E15N10W16$ E35N38$ PTR=E15FUS=[YR=1995] E5 N10 E36 S25 W25S13 W11 N8 W5 N20 $ W15 $.

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
81	1242	WD DECK A	0	0	0	0	562.00	SF	10.00	10.00	100	1989	1989	3	20	1,124	
82	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600	
83	0858	SCULP CONC	0	0	0	0	2,167.00	SF	13.00	13.00	100	2003	2003	3	95	26,762	
84	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	20	400	
85	0850	PEBBLE WLK	0	0	16	8	128.00	SF	3.50	3.50	100	2001	2001	3	79	354	
86	0649	LIGHTS-GD	0	0	0	0	9.00	SF	225.00	225.00	100	2001	2001	3	20	405	
87	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	100	1993	1993	3	64	832	
88	0649	LIGHTS-GD	0	0	0	0	1.00	SF	225.00	225.00	100	2001	2001	3	20	45	
89	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	84	21	
90	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1989	1989	3	20	257	

TOTAL OB/XF 31,800

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

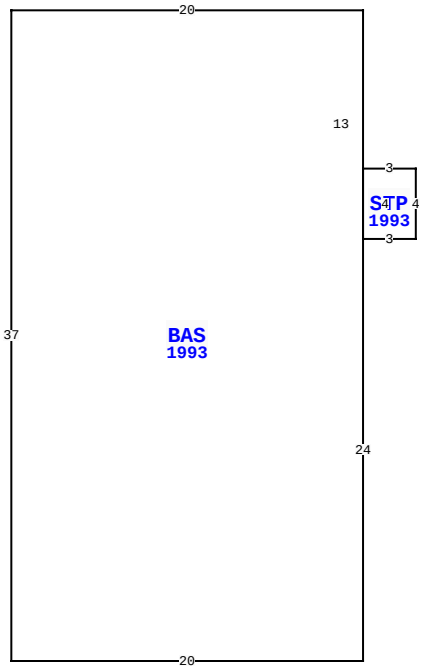
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 90
Interior Floo	07	CORK/VTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	740	100	1993	740	46,792
STP	12	10	1993	1	63
TOTALS	752			741	46,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	741	70.3238	98.80	73,211	1993	1993	0	0	0	36.00	64.00

82 OFFICE – 0% - 0 Heated Area: 740 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993] W20 S37 E20 N24 STP=[YR=1993] E3 N4 W3 S4 $ N13 $.

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
91	0820	WOOD WALK	0	0	50	5	250.00	SF	11.75	11.75	100	1987	1987	3	40	1,175	
92	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1985	1985	3	20	600	
93	0681	POLE SHED	0	0	10	6	60.00	SF	15.00	15.00	100	2000	2000	3	27	243	
94	0810	CONCRETE A	0	0	0	0	195.00	SF	6.50	6.50	100	1990	1990	3	57	722	
95	0940	SHEDS/PORT	0	0	14	9	126.00	SF	30.00	30.00	100	1990	1990	3	20	756	
96	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1990	1990	3	57	371	
97	0811	CONCRETE B	0	0	0	0	1,028.00	SF	5.20	5.20	100	1996	1996	3	70	3,742	
98	0811	CONCRETE B	0	0	25	11	275.00	SF	5.20	5.20	100	1994	1994	3	66	944	
99	0810	CONCRETE A	0	0	0	0	55.00	SF	6.50	6.50	100	1990	1990	3	57	204	
100	0681	POLE SHED	0	0	20	38	760.00	SF	15.00	15.00	100	2001	2001	3	28	3,192	

TOTAL OB/XF 11,949

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
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SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

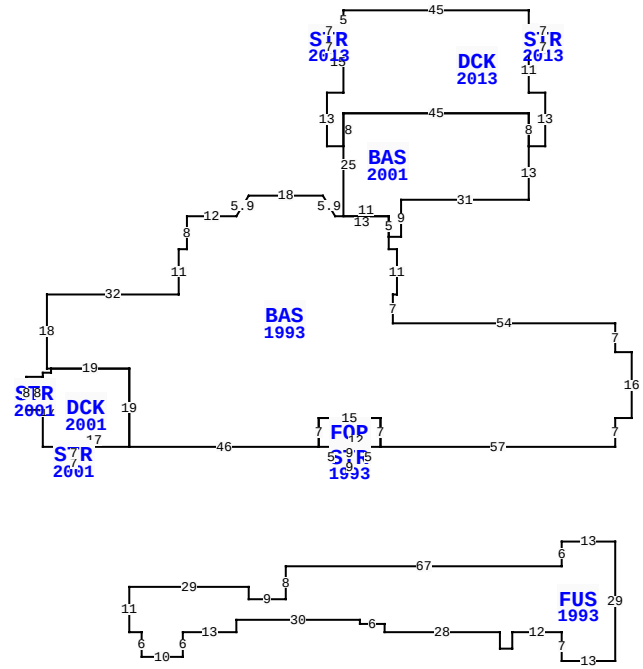
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		10 100
Bathrooms		11 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	5,387	100	1993	5,387	535,470
BAS	1,016	100	2001	1,016	100,991
DCK	397	10	2001	40	3,976
DCK	1,229	10	2013	123	12,226
FOP	105	30	1993	32	3,180
FUS	1,810	100	1993	1,810	179,914
STR	45	10	1993	4	398
STR	28	10	2001	3	298
STR	32	10	2001	3	298
STR	28	10	2013	3	298
TOTALS	10,105			8,424	837,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	8,424	124.6400	124.64	1,049,967	1961	1971	0	0	0	20.25	79.75

83 SINGLE FAM – 0% - 0 Heated Area: 8213 HX Base Yr



** This building has 11 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993;ORIG=0,0] W54 N7 E1 N11 W2 N3 N5 W13 U5L3 W18 D5L3 W12 S8 W2 S11 W32 S18 E1 E19 S19 E46 N7 E15 S7 E57 N7 E4 N16 W4 N7 $
FUS=[YR=1993;ORIG=0,82] N29 W13 S6 W67 S8 W9 N3 W29 S11 E3 S6 E10 N6 E13 N3 E30 S1 E6 S2 E28 S4 E3 N4 E12 S7 E13 $
DCK=[YR=2013;ORIG=-21,-43] E4 N13 W4 N11 N9 W45 S5 S15 W4 S13 E4 N8 E45 S8 $
BAS=[YR=2001;ORIG=-55,-21] E3 N9 E31 N13 N8 W45 S25 E11 S5 $
DCK=[YR=2001;ORIG=-137,11] S1 W2 S1 S17 E4 E17 N19 W19 $
FOP=[YR=1993;ORIG=-72,30] E3 E12 N7 W15 S7 $
STR=[YR=1993;ORIG=-69,30] S5 E9 N5 W9 $
STR=[YR=2001;ORIG=-139,13] W4 S8 E4 N8 $

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
101	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	
102	1242	WD DECK A	0	0	0	0	106.00	SF	10.00	10.00	100	2001	2001	3	20	212	
103	0855	CONC PAVER	0	0	6	46	276.00	SF	7.00	7.00	100	1995	1995	3	68	1,314	
104	0850	PEBBLE WLK	0	0	0	0	480.00	SF	3.50	3.50	100	2001	2001	3	79	1,327	
105	0649	LIGHTS-GD	0	0	0	0	1.00	SF	225.00	225.00	100	2001	2001	3	20	45	
106	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	84	21	
107	0410	ELEVATOR	0	0	0	0	2.00	UT	30,000.00	30,000.00	100	1996	1996	3	100	60,000	
108	0811	CONCRETE B	0	0	0	0	1,077.00	SF	5.20	5.20	100	1986	1986	3	47	2,632	
109	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	1991	1991	3	59.5	278	
110	0810	CONCRETE A	0	0	32	11	352.00	SF	6.50	6.50	100	1992	1992	3	62	1,419	

TOTAL OB/XF 68,568

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

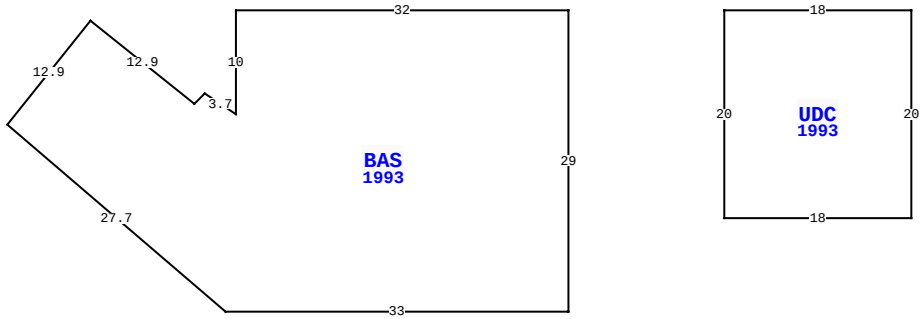
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	1993	1,244	36,291
UDC	360	25	1993	90	2,626
TOTALS	1,604			1,334	38,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,334	116.6880	116.69	155,664	1974	1974	0	0	50	25.00	25.00

84 SINGLE FAM – 0% - 0 Heated Area: 1244 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993] W32S10 U2 L3 D1 L1 U8 L10 L8 D10 D18 R21 E33N29$ PTR=E15 UDC=[YR=1993] S20E18N20W18$ W15$.

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
111	0820	WOOD WALK	0	0	5	16	80.00	SF	11.75	11.75	100	1996	1996	3	40	376	
112	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
113	0681	POLE SHED	0	0	18	12	216.00	SF	15.00	15.00	100	1990	1990	3	20	648	
114	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
115	0681	POLE SHED	0	0	18	12	216.00	SF	15.00	15.00	100	1990	1990	3	20	648	
116	0881	FOUNTAIN	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1973	1973	3	100	2,000	
117	0680	POLE SHED	0	0	17	13	221.00	SF	10.00	10.00	100	1990	1990	3	20	442	
118	0881	FOUNTAIN	0	0	0	0	1.00	UT	3,000.00	3,000.00	97	1990	1990	3	97	2,910	
119	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
120	0681	POLE SHED	0	0	8	24	192.00	SF	15.00	15.00	100	1990	1990	3	20	576	

TOTAL OB/XF 10,768

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

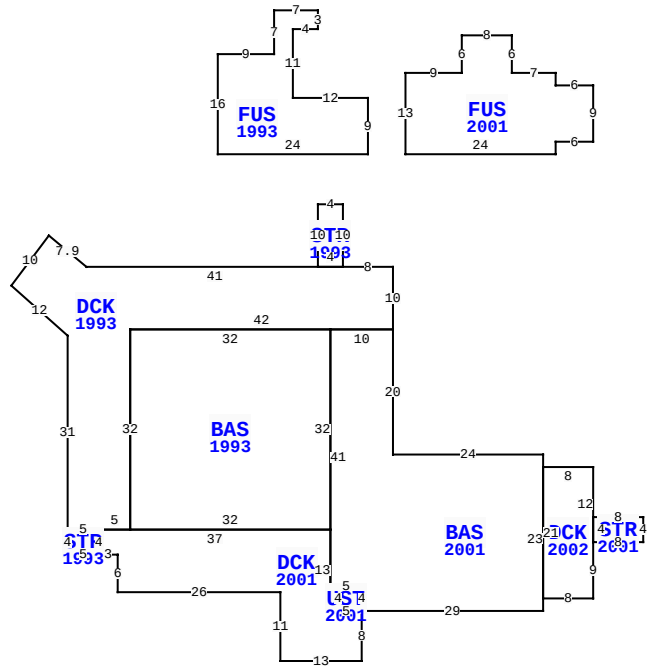
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	05	ASPH TILE 50
Interior Floo	07	CORK/VTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	1,024	100	1993	1,024	86,246
BAS	1,030	100	2001	1,030	86,750
DCK	924	10	1993	92	7,749
DCK	480	10	2001	48	4,042
DCK	168	10	2002	17	1,432
FUS	333	100	1993	333	28,046
FUS	414	100	2001	414	34,869
STR	20	10	1993	2	169
STR	40	10	1993	4	337
STR	32	10	2001	3	253
TOTALS	4,485			2,976	250,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,976	105.2800	105.28	313,313	1974	1984	0	0	0	20.00	80.00

85 SINGLE FAM – 0% - 0 Heated Area: 2801 HX Base Yr



** This building has 11 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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

DCK=[YR=2002] W8 BAS=[YR=2001] N2 W24 N20 DCK=[YR=1993] N10 W8 STR=[YR=1993] N10W4 S10E4$W41 U5 L6 L6 D8 D8 R9 S31 STR=[YR=1993] S4E5N4W5$E5DCK=[YR=2001] S4 E3 S6 E26 S11 E13 N8UST=[YR=2001] N4 W5S4E5$ W5 N13 BAS=[YR=1993] N32 W32 S32 E32$ W37$ E5 N32 E42$ W10 S41E5S4 E29 N23$ S21 E8 N9 STR=[YR=2001] E8N4W8S4$N12$ PTR=N50 W60FUS=[YR=1993] E24N9W12N11E4N3W7S7 W9 S16$ S50 E60$ PTR=N50 W30 FUS=[YR=2001] E24 N2E6N9W6N2W7N6W8 S6W9S13$ S50 E30$.

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
121	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
122	0101	COM B-B-Q	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	1993	1993	3	20	900	
123	0680	POLE SHED	0	0	18	12	216.00	SF	10.00	10.00	100	1990	1990	3	20	432	
124	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
125	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
126	0680	POLE SHED	0	0	18	12	216.00	SF	10.00	10.00	100	1990	1990	3	20	432	
127	0680	POLE SHED	0	0	30	14	420.00	SF	10.00	10.00	100	1990	1990	3	20	840	
128	0680	POLE SHED	0	0	19	14	266.00	SF	10.00	10.00	100	1990	1990	3	20	532	
129	0680	POLE SHED	0	0	18	12	216.00	SF	10.00	10.00	100	1990	1990	3	20	432	
130	0681	POLE SHED	0	0	20	16	320.00	SF	15.00	15.00	100	1990	1990	3	20	960	

TOTAL OB/XF 6,832

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

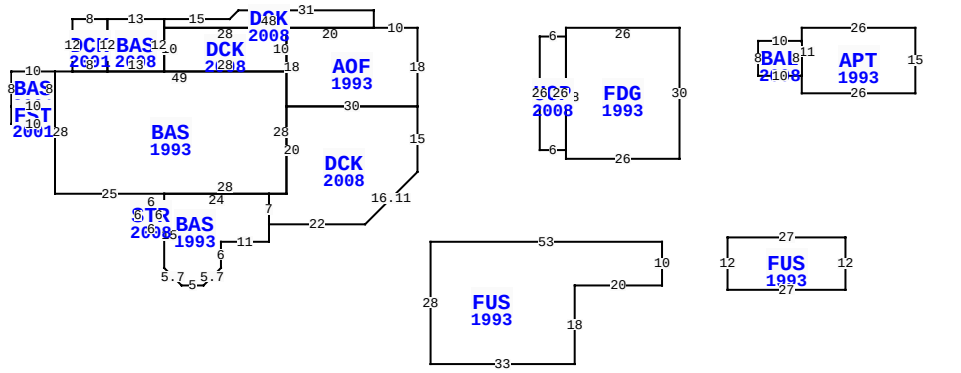
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	540	110	1993	594	54,510
APT	390	100	1993	390	35,789
BAL	80	15	2008	12	1,101
BAS	378	100	1993	378	34,688
BAS	1,484	100	1993	1,484	136,181
BAS	80	100	2001	80	7,341
BAS	156	100	2008	156	14,316
DCK	96	10	2001	10	918
DCK	160	10	2008	16	1,469
DCK	280	10	2008	28	2,569
TOTALS	6,870			5,198	477,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,198	111.9100	111.91	581,708	1983	1988	0	0	0	18.00	82.00

86 SINGLE FAM – 0% - 0 Heated Area: 4476 HX Base Yr



** This building has 17 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993;ORIG=-79,10] W4 S28 E25 E28 N28 W49 $
FUS=[YR=1993;ORIG=56,49] W53 S28 E33 N18 E20 N10 $
FDG=[YR=1993;ORIG=60,0] W26 S2 S28 E26 N30 $
DCK=[YR=2008;ORIG=-34,45] E22 U12R12 N15 W30 S20 W4 S7 $
AOF=[YR=1993;ORIG=0,0] W10 W20 S18 E30 N18 $
APT=[YR=1993;ORIG=88,0] E26 S15 W26 N4 N11 $
BAS=[YR=1993;ORIG=-58,38] S2 S15 D4R4 E5 U4R4 N6 E11 N4 N7 W24 $
FUS=[YR=1993;ORIG=98,48] W27 S12 E27 N12 $
DCK=[YR=2008;ORIG=-30,0] W28 S10 E28 N10 $
DCK=[YR=2008;ORIG=-10,0] N4 W31 D2L2 W15 S2 E48 $
BAS=[YR=2008;ORIG=-58,-2] W13 S12 E13 N12 $

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
131	0681	POLE SHED	0	0	54	10	540.00	SF	15.00	15.00	100	1990	1990	3	20	1,620	
132	0680	POLE SHED	0	0	12	19	228.00	SF	10.00	10.00	100	1990	1990	3	20	456	
133	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
134	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
135	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
136	0681	POLE SHED	0	0	30	11	330.00	SF	15.00	15.00	100	1990	1990	3	20	1,980	
137	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
138	0680	POLE SHED	0	0	18	12	216.00	SF	10.00	10.00	100	1990	1990	3	20	432	
139	0680	POLE SHED	0	0	13	19	247.00	SF	4.00	4.00	100	1990	1990	3	20	198	
140	0681	POLE SHED	0	0	16	16	256.00	SF	6.00	6.00	100	1990	1990	3	20	307	

TOTAL OB/XF 8,065

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	14	WD SHINGLE 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		16 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	00	QUALITY Level 03
Occupancy	00	OCCUPANCY 100

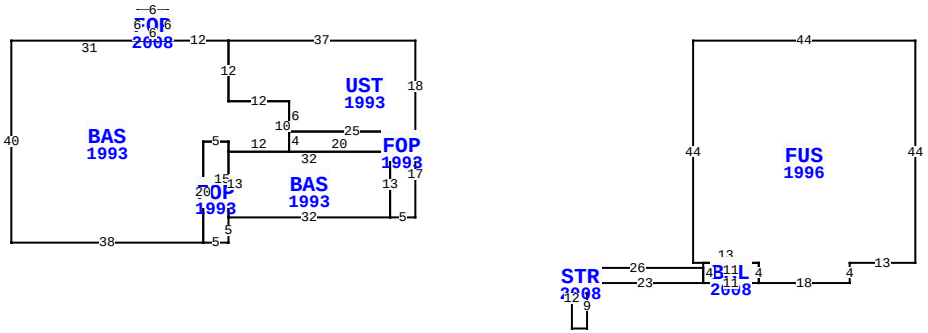
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	44	15	2008	7	515
BAS	416	100	1993	416	30,584
BAS	1,740	100	1993	1,740	127,922
FOP	100	30	1993	30	2,205
FOP	165	30	1993	50	3,676
FOP	36	30	2008	11	809
FUS	2,008	100	1996	2,008	147,625
STR	105	10	2008	10	735
UST	594	40	1993	238	17,497
TOTALS	5,208			4,510	331,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	4,510	91.8000	128.98	581,700	1986	1990	0	0	0	43.00	57.00

87 OFFICE – 0% - 0 Heated Area: 4164 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

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
141	0681	POLE SHED	0	0	24	12	288.00	SF	6.00	6.00	100	1990	1990	3	20	346	
142	0681	POLE SHED	0	0	41	10	410.00	SF	15.00	15.00	100	1990	1990	3	20	1,230	
143	0681	POLE SHED	0	0	54	16	864.00	SF	15.00	15.00	100	1990	1990	3	20	2,592	
144	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
145	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
146	0881	FOUNTAIN	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	1996	1996	3	100	20,000	
147	0681	POLE SHED	0	0	12	16	192.00	SF	15.00	15.00	100	1990	1990	3	20	576	
148	0812	CONCRETE C	0	0	0	0	16,248.00	SF	4.00	4.00	100	1996	1996	3	70	45,494	
149	0101	COM B-B-Q	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	1996	1996	3	20	900	
150	0966	FIRE SPRNK	0	0	0	0	14,608.00	SF	3.00	3.00	100	1996	1996	3	70	30,677	

LAND DESCRIPTION

TOTAL OB/XF 104,215

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
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TOTAL JUST VALUE		15,084,892
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INCOME VALUE		
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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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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

UST=[YR=1993] W37 BAS=[YR=1993] W12 FOP=[YR=2008] N6 W6 S6 E6 $ W31 S40 E38 FOP=[YR=1993] E5 N5 BAS=[YR=1993] E32 FOP=[YR=1993] E5 N17 W25 S4 E20 S13$ N13 W32 S13$ N15 W5 S20$ N20 E5 S2 E12 N10 W12 N12 $ S12 E12 S6 E25 N18$ PTR= E55 FUS=[YR=1996] E44 S44 W13 S4 W18 BAL=[YR=2008] W11 STR=[YR=2008] W23 S9 W3 N12 E26 S3 $ N4 E11 S4$ N4 W13 N44$ W55$.

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

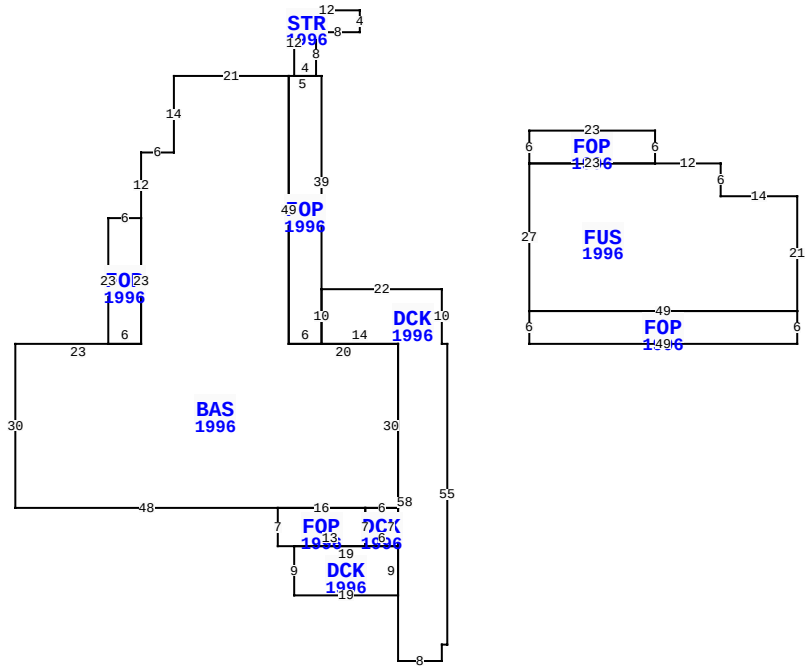
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 60
Exterior Wall	14	WD SHINGLE 40
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		6.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	3,339	100	1996	3,339	406,495
DCK	42	10	1996	4	487
DCK	171	10	1996	17	2,070
DCK	739	10	1996	74	9,009
FOP	112	30	1996	34	4,139
FOP	138	30	1996	41	4,991
FOP	138	30	1996	41	4,991
FOP	294	30	1996	88	10,713
FOP	294	30	1996	88	10,713
FUS	1,239	100	1996	1,239	150,838
TOTALS	6,586			4,973	605,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,973	107.2420	141.56	703,978	1996	1996	0	0	0	14.00	86.00

88 SNGL FAM – 0% - 0 Heated Area: 4578 HX Base Yr



** This building has 11 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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

DCK=[YR=1996] W1N10W22FOP=[YR=1996] N39W1 STR=[YR=1996]
N8E8N4W12S12E4$W5 BAS=[YR=1996] W21S14W6S12FOP=[YR=1996] W6
S23E6N23$S23W23S30E48FOP=[YR=1996] S7E3DCK=[YR=1996]
S9E19N9W19$E13N7 W16$E16DCK=[YR=1996] S7E6N7W6$E6N30
W20N49$S49E6N10$S10E14S58E8N3 E1N55$ PTR=E15 FOP=[YR=1996]
E49N6 W49FUS=[YR=1996] E49N21W14N6W12 FOP=[YR=1996]
N6W23S6E23$W23S27$S6$ W15$.

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
151	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
152	0681	POLE SHED	0	0	25	12	300.00	SF	15.00	15.00	100	1990	1990	3	20	900	
153	0803	ASPHALT C	0	0	0	0	47,310.00	SF	2.00	2.00	100	1990	1990	3	50	47,310	
154	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
155	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
156	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
157	0681	POLE SHED	0	0	16	40	640.00	SF	15.00	15.00	100	1990	1990	3	20	1,920	
158	0681	POLE SHED	0	0	16	40	640.00	SF	15.00	15.00	100	1990	1990	3	20	1,920	
159	0681	POLE SHED	0	0	20	30	600.00	SF	15.00	15.00	100	1990	1990	3	20	1,800	
160	0681	POLE SHED	0	0	14	16	224.00	SF	15.00	15.00	100	1990	1990	3	20	672	

LAND DESCRIPTION

TOTAL OB/XF 58,890

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

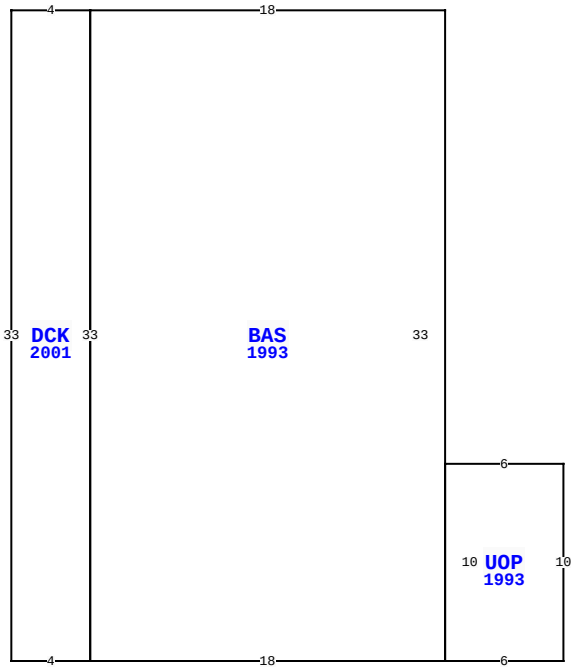
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 70
Interior Floo	09	PINE WOOD 30
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5900	TIMBERLAND UNCLASS
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	594	100	1993	594	8,180
DCK	132	10	2001	13	179
UOP	60	20	1993	12	165
TOTALS	786			619	8,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8601	04	619	54.0068	27.54	17,047	1970	1970	0	0	0	50.00	50.00

89 BOAT HOUSE – 0% - 0 Heated Area: 594 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993] W18 DCK=[YR=2001] W4 S33 E4 N33$ S33 E18
UOP=[YR=1993] E6 N10 W6 S10$ N33$.

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
161	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
162	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
163	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
164	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
165	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
166	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
167	0680	POLE SHED	0	0	30	14	420.00	SF	10.00	10.00	100	1990	1990	3	20	840	
168	0681	POLE SHED	0	0	16	40	640.00	SF	15.00	15.00	100	1990	1990	3	20	1,920	
169	0680	POLE SHED	0	0	18	12	216.00	SF	10.00	10.00	100	1990	1990	3	20	432	
170	0681	POLE SHED	0	0	30	21	630.00	SF	15.00	15.00	100	1990	1990	3	20	1,890	

LAND DESCRIPTION

TOTAL OB/XF 10,554

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

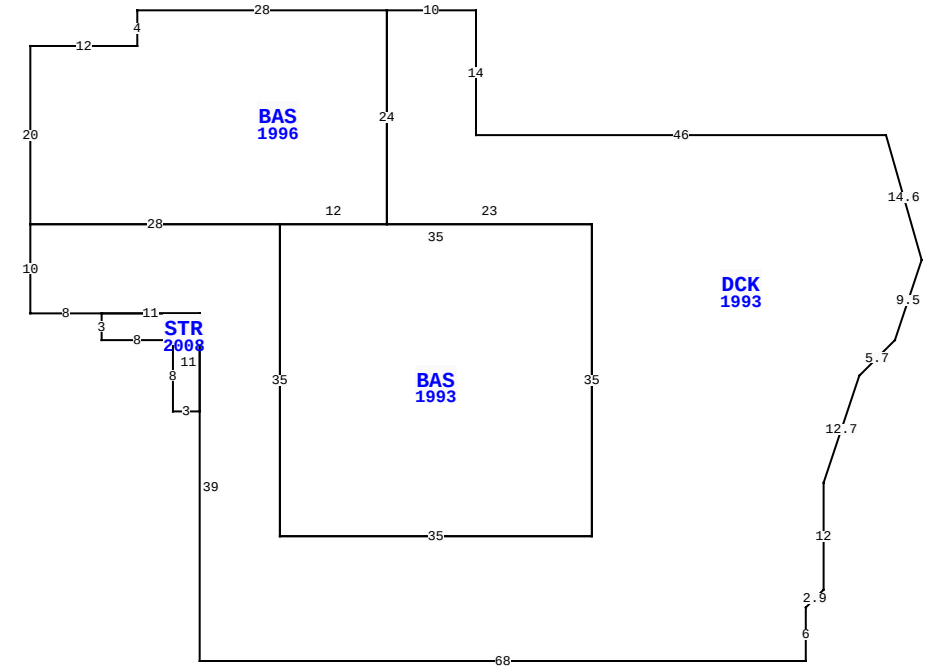
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	1,225	100	1993	1,225	111,235
BAS	912	100	1996	912	82,813
DCK	3,271	10	1993	327	29,693
STR	57	10	2008	6	545
TOTALS	5,465			2,470	224,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,470	108.0960	108.10	267,007	1990	1992	0	0	0	16.00	84.00

90 SINGLE FAM – 0% - 0 Heated Area: 2137 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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

DCK=[YR=1993] W46 N14 W10 BAS=[YR=1996] W28 S4 W12 S20 E28
BAS=[YR=1993] S35 E35 N35 W35$ E12 N24$ S24 E23 S35 W35 N35
W28 S10 E8 STR=[YR=2008] S3 E8 S8 E3 N11 W11$ E11 S39 E68 N6
R2 U2 N12 U12 R4 R4 U4 U9 R3 U14 L4 $. PTR= E15
UDC=[YR=2001] E20 S5 W20 N5 $ W15 $.

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
171	0681	POLE SHED	0	0	20	16	320.00	SF	15.00	15.00	100	1990	1990	3	20	960	
172	0681	POLE SHED	0	0	36	21	756.00	SF	15.00	15.00	100	1990	1990	3	20	2,268	
173	0681	POLE SHED	0	0	36	21	756.00	SF	15.00	15.00	100	1990	1990	3	20	2,268	
174	0681	POLE SHED	0	0	16	40	640.00	SF	15.00	15.00	100	1990	1990	3	20	1,920	
175	0680	POLE SHED	0	0	10	30	300.00	SF	10.00	10.00	100	1990	1990	3	20	600	
176	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
177	0681	POLE SHED	0	0	14	16	224.00	SF	18.00	18.00	100	1990	1990	3	20	806	
178	2601	GRNHS FG 1	0	0	48	40	1,920.00	SF	10.35	10.35	100	1998	1998	3	20	3,974	
179	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
180	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	

TOTAL OB/XF 15,100

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

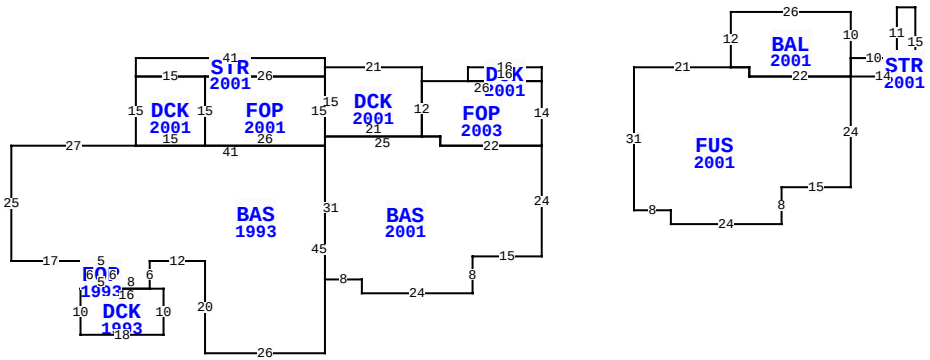
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		7 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	356	15	2001	53	7,084
BAS	2,268	100	1993	2,268	303,147
BAS	1,410	100	2001	1,410	188,465
DCK	180	10	1993	18	2,406
DCK	48	10	2001	5	668
DCK	225	10	2001	22	2,941
DCK	315	10	2001	32	4,277
FOP	30	30	1993	9	1,203
FOP	390	30	2001	117	15,638
FOP	356	30	2003	107	14,302
TOTALS	7,252			5,477	732,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,477	119.1300	157.25	861,258	1987	1994	0	0	0	15.00	85.00

91 SNGL FAM – 0% - 0 Heated Area: 5088 HX Base Yr



** This building has 13 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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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

DCK=[YR=2001] W16S3E16FOP=[YR=2003] W26 DCK=[YR=2001] N3W21
STR=[YR=2001] N2W41S4 DCK=[YR=2001] S15 BAS=[YR=1993]
W27S25E17 FOP=[YR=1993] S6 DCK=[YR=1993] W2S10E18N10
W16$E5N6W5$E5S6E8N6E12S20E26 N45W41$E15N15W15$E15
FOP=[YR=2001] S15E26N15W26$E26N2$S15 BAS=[YR=2001]
S31E8S3E24N8E15N24W22 N2W25$E21N12$S12E4S2E22N14$ N3 $
PTR=E20 FUS=[YR=2001] E21 BAL=[YR=2001] N12 E26 S10
STR=[YR=2001] E10N11E4 S15W14N4$S4W22N2W4$E4S2E22S24
W15S8W24N3W8N31$ W20$.

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
181	0680	POLE SHED	0	0	18	12	216.00	SF	10.00	10.00	100	1990	1990	3	20	432	
182	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
183	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
184	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
185	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
186	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	1990	1990	3	20	576	
187	0681	POLE SHED	0	0	30	20	600.00	SF	15.00	15.00	100	1990	1990	3	20	1,800	
188	0681	POLE SHED	0	0	30	20	600.00	SF	15.00	15.00	100	1990	1990	3	20	1,800	
189	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
190	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	

TOTAL OB/XF 9,648

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

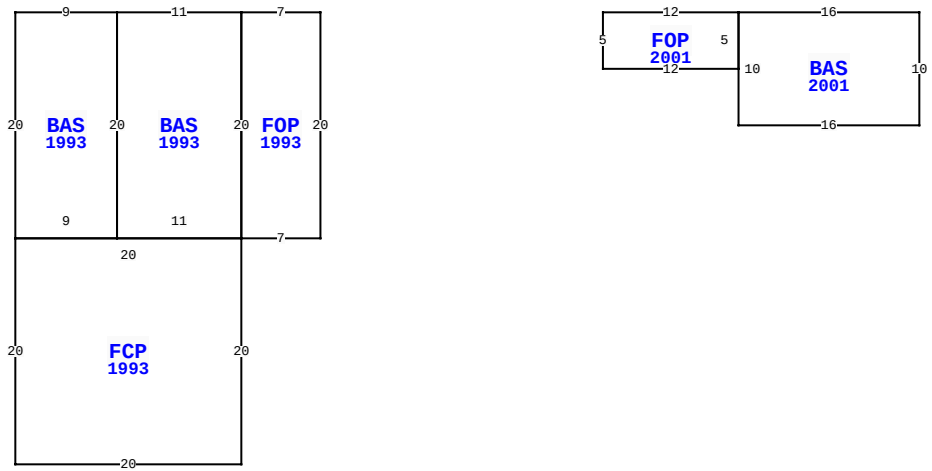
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 70
Interior Floo	07	CORK/VTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	180	100	1993	180	3,809
BAS	220	100	1993	220	4,656
BAS	160	100	2001	160	3,386
FCP	400	60	1993	240	5,079
FOP	140	50	1993	70	1,482
FOP	60	50	2001	30	635
TOTALS	1,160			900	19,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	900	88.1126	40.31	36,279	1993	1993	0	0	0	47.50	52.50

92 STOR WAREH – 0% - 0 Heated Area: 560 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 20 of 68 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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

FOP=[YR=1993] W7 BAS=[YR=1993] W11 BAS=[YR=1993] W9 S20 FCP=[YR=1993] S20 E20 N20 W20 $ E9 N20 $ S20 E11 N20 $ S20 E7 N20 $ PTR=E25 FOP=[YR=2001] E12 BAS=[YR=2001] E16 S10 W16 N10$ S5 W12 N5 $ W25$.

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
191	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
192	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
193	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
194	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	1990	1990	3	20	864	
195	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	1990	1990	3	20	864	
196	0681	POLE SHED	0	0	10	32	320.00	SF	15.00	15.00	100	1990	1990	3	20	960	
197	0681	POLE SHED	0	0	13	30	390.00	SF	15.00	15.00	100	1990	1990	3	20	1,170	
198	0680	POLE SHED	0	0	16	12	192.00	SF	10.00	10.00	100	1990	1990	3	20	384	
199	0681	POLE SHED	0	0	20	14	280.00	SF	15.00	15.00	100	1990	1990	3	20	840	
200	0681	POLE SHED	0	0	20	14	280.00	SF	15.00	15.00	100	1990	1990	3	20	840	

TOTAL OB/XF 8,226

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

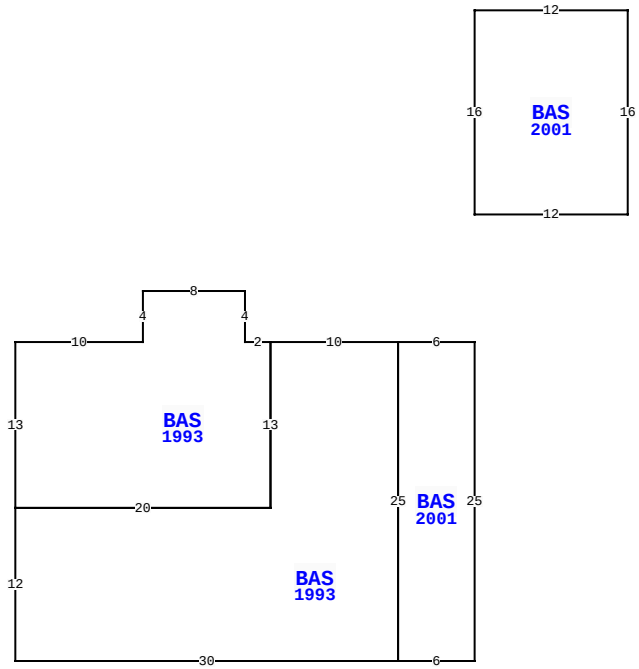
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	292	100	1993	292	1,185
BAS	490	100	1993	490	1,988
BAS	150	100	2001	150	609
BAS	192	100	2001	192	779
TOTALS	1,124			1,124	4,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,124	44.3520	20.29	22,806	1960	1965	0	0	0	80.00	20.00

93 STOR WAREH – 0% - 0 Heated Area: 1124 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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] W6 BAS=[YR=1993] W10 BAS=[YR=1993] W2 N4 W8 S4 W10 S13 E20 N13$ S13 W20 S12 E30 N25$ S25 E6 N25$ PTR= N10 BAS=[YR=2001] N16 E12 S16 W12$ S10$.

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
201	0681	POLE SHED	0	0	20	14	280.00	SF	15.00	15.00	100	1990	1990	3	20	840	
202	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
203	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
204	0681	POLE SHED	0	0	20	30	600.00	SF	15.00	15.00	100	1990	1990	3	20	1,800	
205	0680	POLE SHED	0	0	28	20	560.00	SF	10.00	10.00	100	1990	1990	3	20	1,120	
206	0680	POLE SHED	0	0	28	20	560.00	SF	10.00	10.00	100	1990	1990	3	20	1,120	
207	0680	POLE SHED	0	0	26	20	520.00	SF	10.00	10.00	100	1990	1990	3	20	1,040	
208	0680	POLE SHED	0	0	26	20	520.00	SF	10.00	10.00	100	1990	1990	3	20	1,040	
209	0681	POLE SHED	0	0	30	20	600.00	SF	15.00	15.00	100	1990	1990	3	20	1,800	
210	0680	POLE SHED	0	0	26	20	520.00	SF	10.00	10.00	100	1990	1990	3	20	1,040	

TOTAL OB/XF 12,200

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

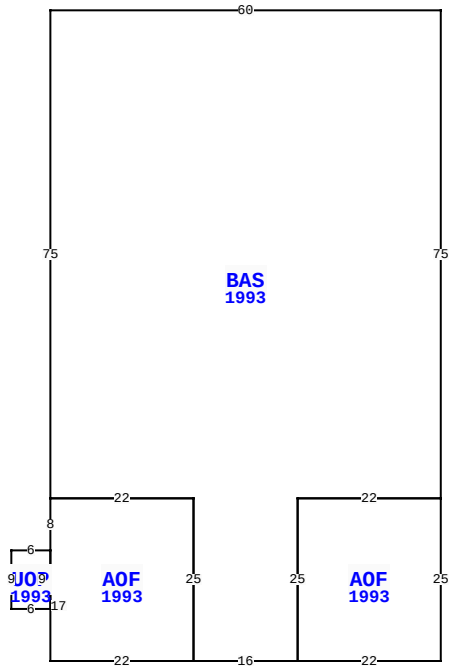
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	550	185	1993	1,018	10,959
AOF	550	185	1993	1,018	10,959
BAS	4,900	100	1993	4,900	52,749
UOP	54	30	1993	16	172
TOTALS	6,054			6,952	74,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	6,952	82.8200	21.53	149,677	1980	1980	0	0	0	50.00	50.00

94 BARNS – 0% - 0 Heated Area: 6000 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993] W60 S75 AOF=[YR=1993] S8 UOP=[YR=1993] W6S9E6N9$S17E22N25W22$ E22S25E16 AOF=[YR=1993] E22 N25 W22 S25$ N25 E22 N75$.

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
211	0680	POLE SHED	0	0	26	20	520.00	SF	10.00	10.00	100	1990	1990	3	20	1,040	
212	0680	POLE SHED	0	0	26	20	520.00	SF	10.00	10.00	100	1990	1990	3	20	1,040	
213	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
214	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
215	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
216	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
217	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
218	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
219	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
220	0680	POLE SHED	0	0	25	20	500.00	SF	10.00	10.00	100	1990	1990	3	20	1,000	

TOTAL OB/XF 11,480

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

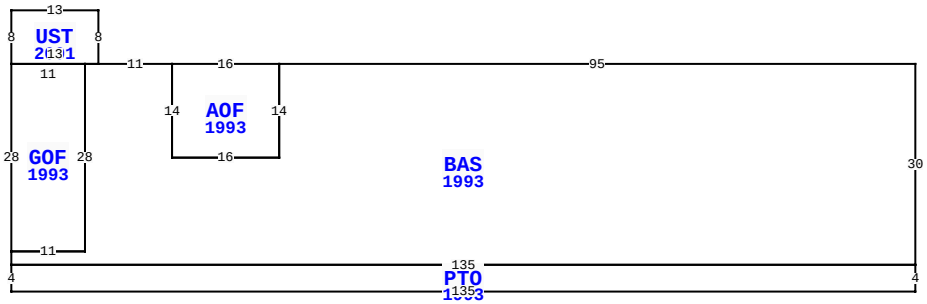
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	12	CEDAR 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		11 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	224	185	1993	414	2,470
BAS	3,518	100	1993	3,518	20,985
GOF	308	210	1993	647	3,860
PTO	540	5	1993	27	161
UST	104	50	2001	52	310
TOTALS	4,694			4,658	27,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	4,658	45.8927	11.93	55,570	1990	1990	0	0	0	50.00	50.00

95 BARNS – 0% - 0 Heated Area: 4050 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993] W95 AOF=[YR=1993] W16 S14 E16 N14$ S14 W16 N14 W11 UST=[YR=2001] N8 W13 S8GOF=[YR=1993] S28 E11 N28 W11$ E13$ W2 S28 W11 S2 PTO=[YR=1993] S4 E135 N4 W135$ E135 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
221	0680	POLE SHED	0	0	25	20	500.00	SF	10.00	10.00	100	1990	1990	3	20	1,000	
222	0680	POLE SHED	0	0	25	20	500.00	SF	10.00	10.00	100	1990	1990	3	20	1,000	
223	0680	POLE SHED	0	0	50	20	1,000.00	SF	10.00	10.00	100	1990	1990	3	20	2,000	
224	0681	POLE SHED	0	0	40	18	720.00	SF	15.00	15.00	100	1990	1990	3	20	2,160	
225	0681	POLE SHED	0	0	32	15	480.00	SF	15.00	15.00	100	1990	1990	3	20	1,440	
226	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
227	0680	POLE SHED	0	0	32	15	480.00	SF	10.00	10.00	100	1990	1990	3	20	960	
228	0680	POLE SHED	0	0	50	20	800.00	SF	10.00	10.00	100	1990	1990	3	20	1,600	
229	0681	POLE SHED	0	0	100	16	1,600.00	SF	15.00	15.00	100	1990	1990	3	20	4,800	
230	0681	POLE SHED	0	0	50	16	800.00	SF	15.00	15.00	100	1990	1990	3	20	2,400	

TOTAL OB/XF 18,560

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

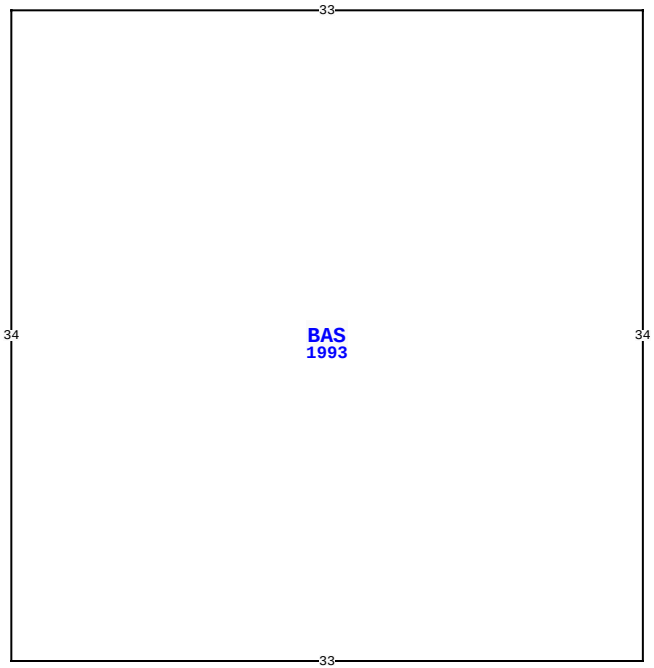
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	1,122	100	1993	1,122	6,278
TOTALS	1,122			1,122	6,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,122	43.0500	11.19	12,555	1990	1990	0	0	0	50.00	50.00

96 BARNS – 0% - 0 Heated Area: 1122 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993] W33 S34 E33 N34 $.

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
231	0681	POLE SHED	0	0	10	20	200.00	SF	15.00	15.00	100	1990	1990	3	20	600	
232	0681	POLE SHED	0	0	10	14	140.00	SF	15.00	15.00	100	1990	1990	3	20	420	
233	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
234	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
235	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
236	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
237	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
238	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
239	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
240	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	

TOTAL OB/XF 9,756

LAND DESCRIPTION

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

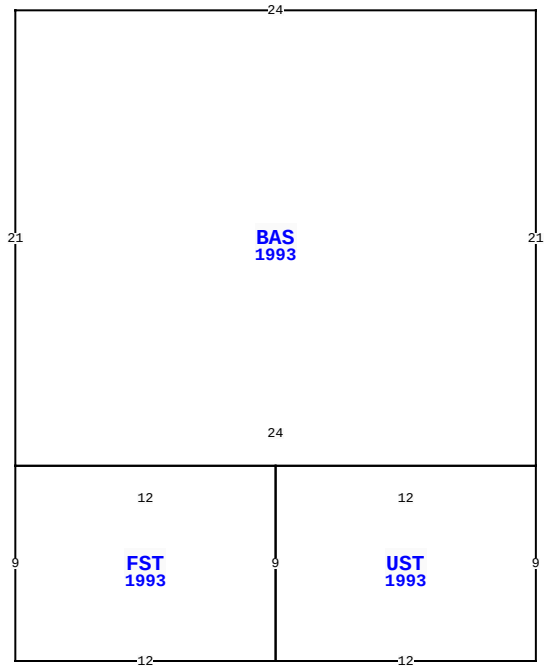
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	1993	504	35,091
FST	108	50	1993	54	3,760
UST	108	40	1993	43	2,994
TOTALS	720			601	41,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	601	86.9400	122.15	73,412	1990	1990	0	0	0	43.00	57.00

97 OFFICE – 0% - 0 Heated Area: 504 HX Base Yr



BLD DATE	05/28/2019	KK	LGL DATE
XF DATE			LAND DATE 05/22/2025 MLU
INC DATE			AG DATE

581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993] W24 S21 FST=[YR=1993] S9E12 UST=[YR=1993] E12N9W12S9$N9W12$E24 N21$.

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
241	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
242	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
243	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
244	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
245	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
246	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
247	0819	CONC 12"	0	0	0	0	144.00	SF	9.50	9.50	100	2018	2018	3	97	1,327	
248	0425	CL FNC 8'	0	0	0	0	2,448.00	LF	10.65	10.65	100	2018	2018	3	92	23,986	
249	0463	FENCE GATE	0	0	0	0	28.00	UT	300.00	300.00	100	2018	2018	3	92	7,728	

LAND DESCRIPTION

TOTAL OB/XF 40,241

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

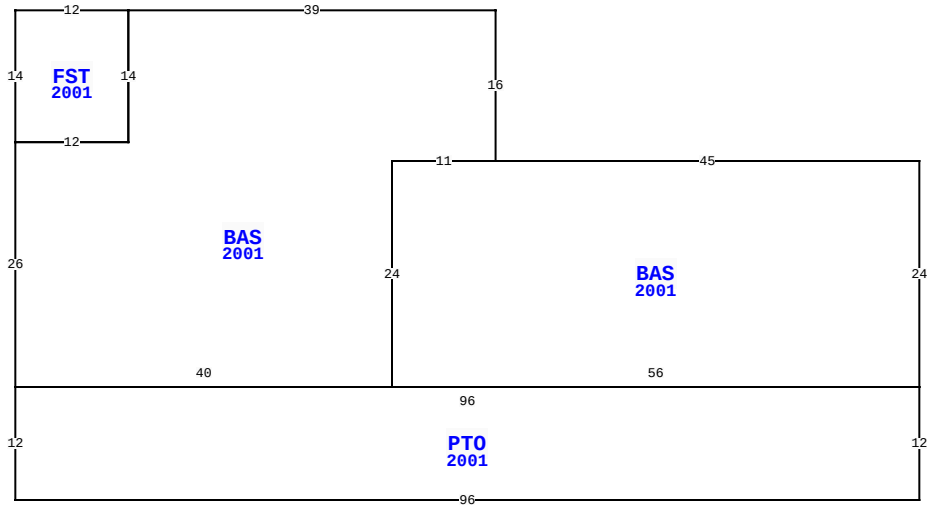
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	07	CORK/VTILE 50
Interior Floo	16	EPOXY STRP 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		6 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	1,344	100	2001	1,344	156,250
BAS	1,608	100	2001	1,608	186,942
FST	168	50	2001	84	9,766
PTO	1,152	5	2001	58	6,743
TOTALS	4,272			3,094	359,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	3,094	95.8360	155.01	479,601	1994	1999	0	0	0	25.00	75.00

99 MDL OFFICE – 0% - 0 Heated Area: 2952 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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] W45 BAS=[YR=2001] N16 W39 FST=[YR=2001] W12S14E12N14$ S14W12 S26PTO=[YR=2001] S12E96N12W96$E40 N24 E11$ W11 S24 E56 N24$.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

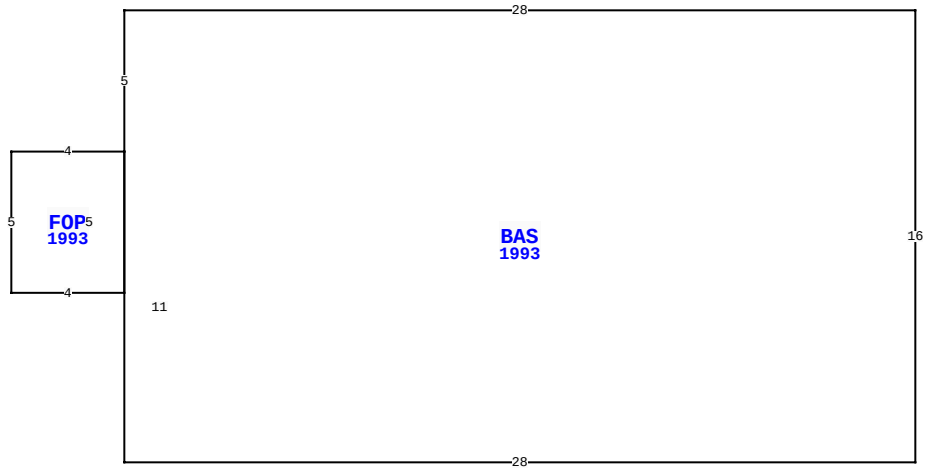
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100	1993	448	36,190
FOP	20	30	1993	6	484
TOTALS	468			454	36,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	454	89.8380	126.22	57,304	1993	1993	0	0	0	36.00	64.00

100 OFFICE – 0% - 0 Heated Area: 448 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993] W28 S5 FOP=[YR=1993] W4 S5 E4 N5 $ S11 E28 N16 $.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

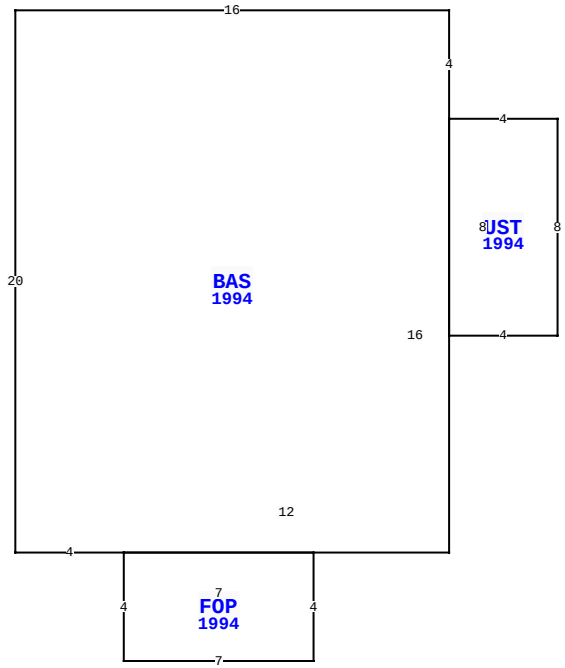
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	320	100	1994	320	25,498
FOP	28	30	1994	8	638
UST	32	40	1994	13	1,036
TOTALS	380			341	27,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	341	85.9320	120.73	41,169	1994	1994	0	0	0	34.00	66.00

101 OFFICE – 0% - 0 Heated Area: 320 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 28 of 68 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
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TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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

UST=[YR=1994] W4 BAS=[YR=1994] N4 W16 S20 E4 FOP=[YR=1994] S4 E7 N4 W7 $ E12 N16 $ S8 E4 N8 $.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

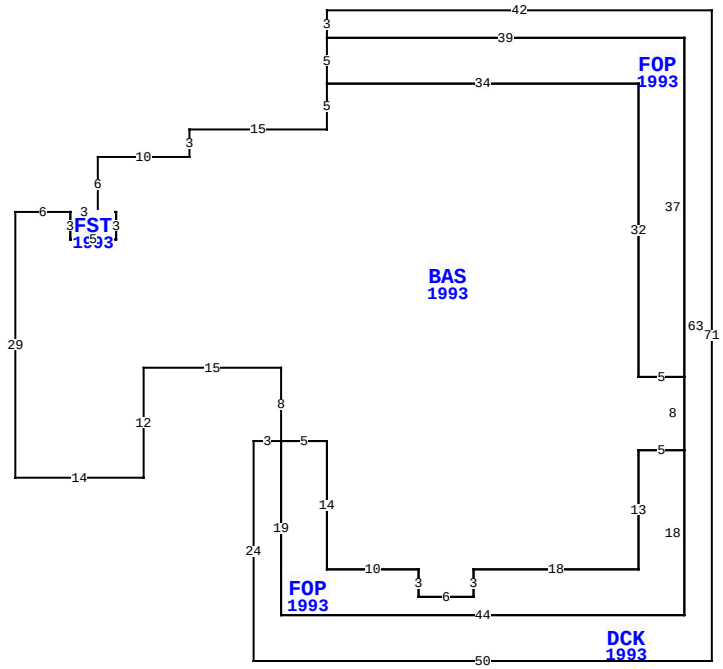
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	2,826	100	1993	2,826	263,057
DCK	622	10	1993	62	5,771
FOP	337	30	1993	101	9,401
FOP	355	30	1993	106	9,867
FST	15	55	1993	8	745
TOTALS	4,155			3,103	288,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,103	112.1480	112.15	348,001	1990	1990	0	0	0	17.00	83.00

102 SINGLE FAM – 0% - 0 Heated Area: 2826 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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

DCK=[YR=1993] W42S3 FOP=[YR=1993] S5 BAS=[YR=1993] S5W15S3W10S6 FST=[YR=1993] W3S3E5N3W2$E2S3W5N3W6S29E14N12 E15S8FOP=[YR=1993] S19E44N18W5S13W18 S3W6N3W10N14W5$E5S14E10S3E6N3 E18N13E5N8W5N32W34$E34S32E5N37 W39$E39S63W44N19W3S24E50N71$.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

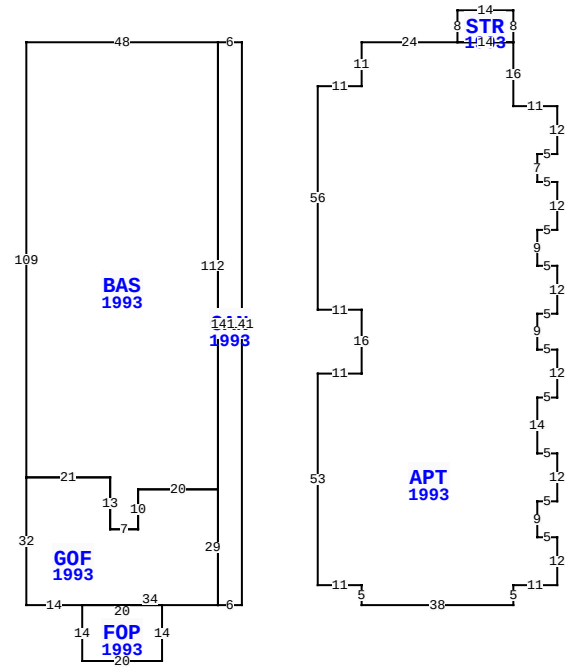
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	07	CORK/VTILE 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		54 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		35 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	7,637	100	1993	7,637	780,269
BAS	5,383	100	1993	5,383	549,979
CAN	846	30	1993	254	25,951
FOP	280	30	1993	84	8,582
GOF	1,385	110	1993	1,524	155,706
STR	112	10	1993	11	1,124
TOTALS	15,643			14,893	1,521,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	14,893	98.6926	159.64	2,377,519	1993	1993	0	0	0	36.00	64.00

103 MDL OFFICE – 0% - 0 Heated Area: 14405 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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

CAN=[YR=1993] N141W6BAS=[YR=1993] W48S109 GOF=[YR=1993] S32E14FOP=[YR=1993] S14E20 N14W20$E34N29W20S10W7N13W21$ E21S13E7N10E20N112$S141E6$ PTR=E30 APT=[YR=1993] N5W11N53E11N16 W11N56E11N11E24STR=[YR=1993] N8E14S8 W14$E14S16E11S12W5S7E5S12W5S9 E5S12W5S9E5S12W5S14E5S12W5S9E5 S12W11S5W38$ W30$.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

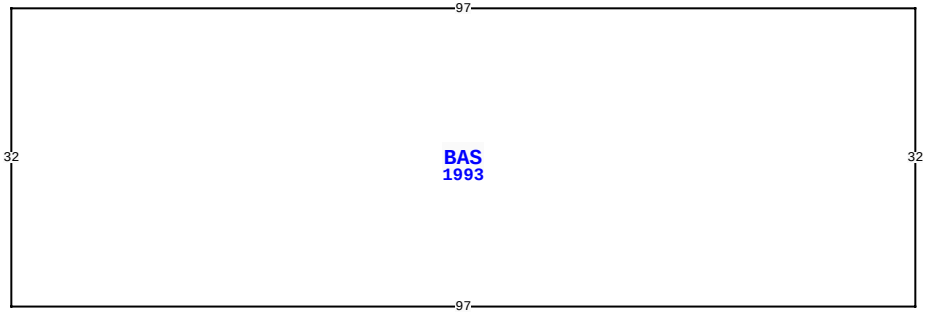
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		20 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	3,104	100	1993	3,104	38,971
TOTALS	3,104			3,104	38,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	3,104	96.5920	25.11	77,941	1987	1987	0	0	0	50.00	50.00

104 BARNS – 0% - 0 Heated Area: 3104 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993] W97 S32 E97 N32 $.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

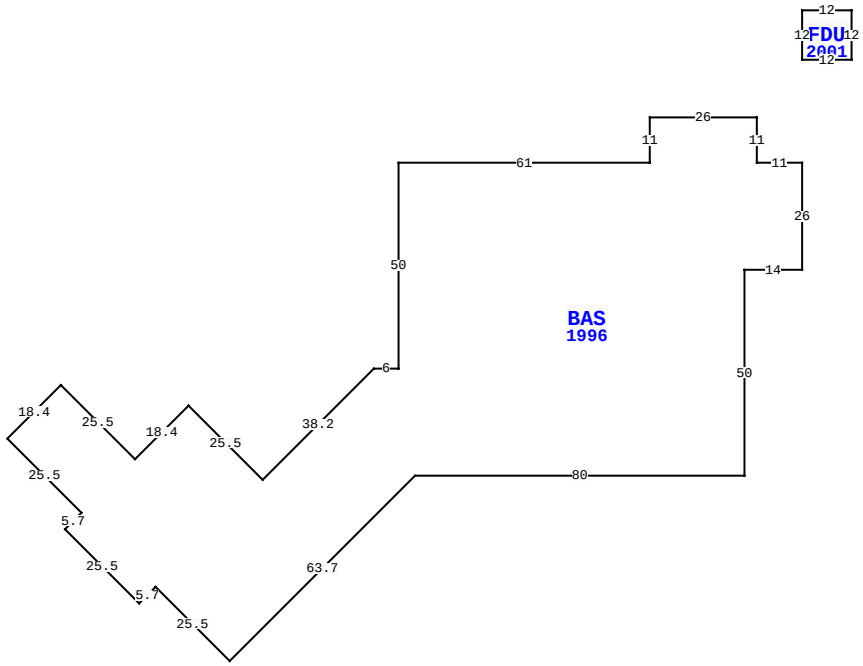
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		17 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	10,372	100	1996	10,372	118,278
FDU	144	60	2001	86	980
TOTALS	10,516			10,458	119,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	10,458	25.0194	13.26	138,673	1996	1996	0	0	0	14.00	86.00

105 ACCESORY U – 0% - 0 Heated Area: 10372 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1996] W11N11W26S11W61S50W6 L27 D27 U18 L18 D13 L13 U18 L18 D13 L13 D18 R18 L4 D4 D18 R18 R4 U4 D18 R18 R45 U45 E80N50 E14N26$ PTR=N25 FDU=[YR=2001] N12 E12 S12 W12$ S25$.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

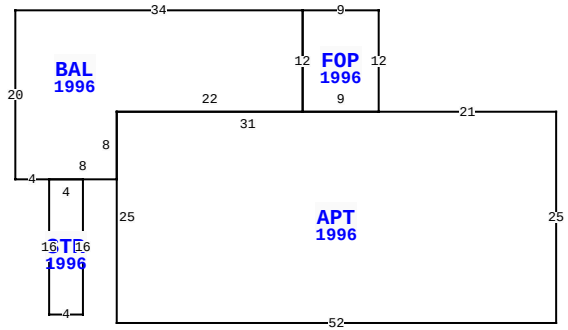
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		35 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

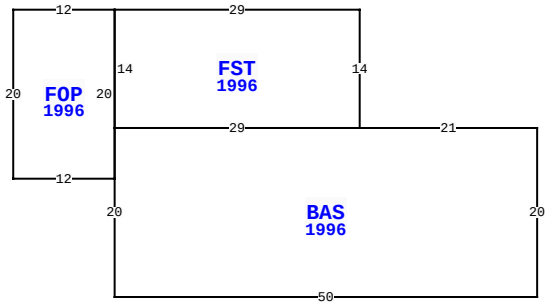
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,300	100	1996	1,300	69,350
BAL	504	15	1996	76	4,054
BAS	1,000	100	1996	1,000	53,346
FOP	108	30	1996	32	1,707
FOP	240	30	1996	72	3,841
FST	406	50	1996	203	10,829
STR	64	10	1996	6	320
TOTALS	3,622			2,689	143,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	2,689	117.0312	62.03	166,799	1996	1996	0	0	0	14.00	86.00

106 ACCESORY U – 0% - 0 Heated Area: 2300 HX Base Yr





581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1996] W21FST=[YR=1996] N14W29 FOP=[YR=1996]
W12S20E12N20$S14E29$ W29S20E50N20$ PTR=N20 APT=[YR=1996]
N25W21FOP=[YR=1996] N12W9BAL=[YR=1996] W34 S20E4STR=[YR=1996]
S16E4N16W4$E8N8 E22N12$S12E9$W31S25E52$ S20$.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

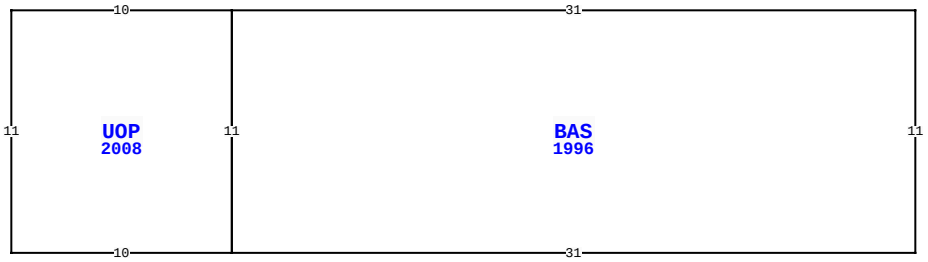
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	341	100	1996	341	4,120
UOP	110	30	2008	33	399
TOTALS	451			374	4,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	374	65.2935	24.16	9,036	1985	1985	0	0	0	50.00	50.00

107 GARAGE RES – 0% - 0 Heated Area: 341 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1996] W31 UOP=[YR=2008] W10 S11 E10 N11 $ S11 E31 N11 $.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

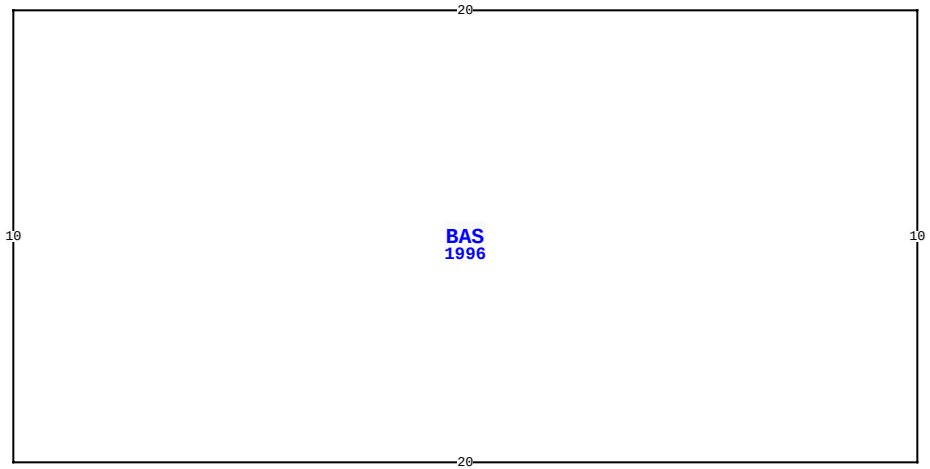
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	200	100	1996	200	1,670
TOTALS	200			200	1,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	200	64.2365	16.70	3,340	1995	1995	0	0	0	50.00	50.00

108 BARNS – 0% - 0 Heated Area: 200 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
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TOTAL LAND VALUE - MARKET		6,371,385
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TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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						

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 S10 E20 N10 $.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

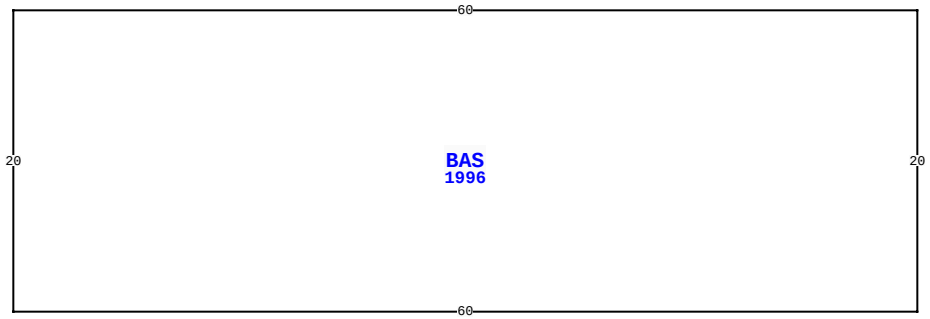
DOR CODE 5900 TIMBERLAND UNCLASS
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1996	1,200	8,088
TOTALS	1,200			1,200	8,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	13.48	16,176	1992	1992	0	0	0	50.00	50.00

109 BARNS – 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
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ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1996] W60 S20 E60 N20 $.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
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Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
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Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

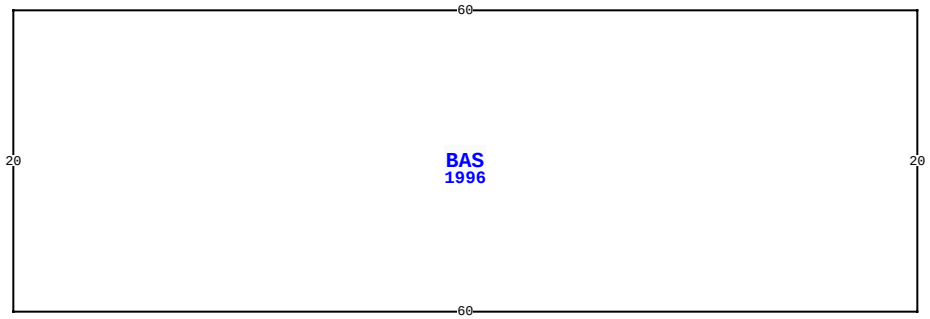
DOR CODE 5900 TIMBERLAND UNCLASS
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1996	1,200	8,088
TOTALS	1,200			1,200	8,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	13.48	16,176	1992	1992	0	0	0	50.00	50.00

110 BARNS – 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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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0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S20 E60 N20 $.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 5900 TIMBERLAND UNCLASS
MAP NUM | MKT AREA 05
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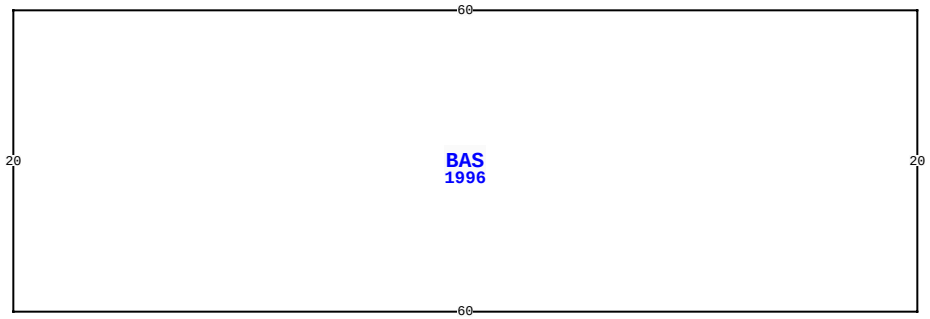
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1996	1,200	8,088
TOTALS	1,200			1,200	8,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	13.48	16,176	1992	1992	0	0	0	50.00	50.00

111 BARNS – 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

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VALUATION SUMMARY

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S20 E60 N20 $.

EXTRA FEATURES

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Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
MAP NUM		MKT AREA 05
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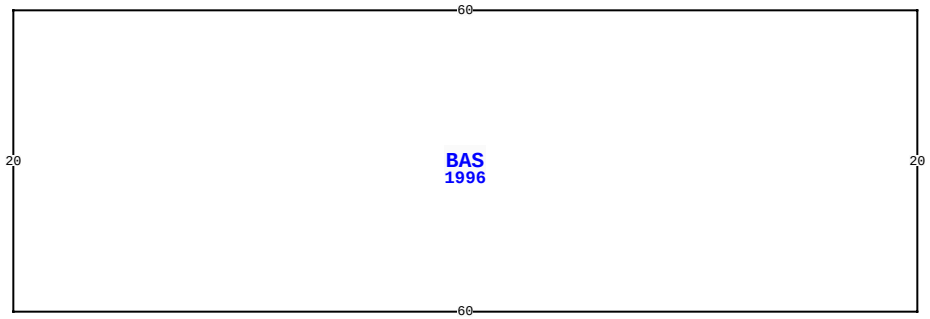
112 BARNS – 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

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NASSAU COUNTY PROPERTY

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0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S20 E60 N20 $.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

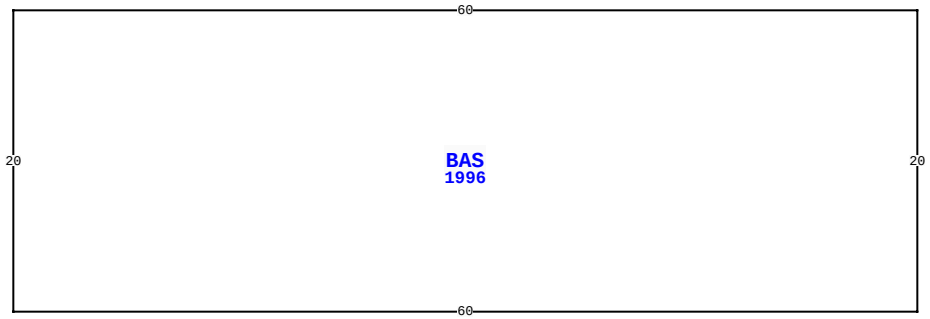
DOR CODE 5900 TIMBERLAND UNCLASS
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1996	1,200	8,088
TOTALS	1,200			1,200	8,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	13.48	16,176	1992	1992	0	0	0	50.00	50.00

113 BARNS – 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1996] W60 S20 E60 N20 $.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

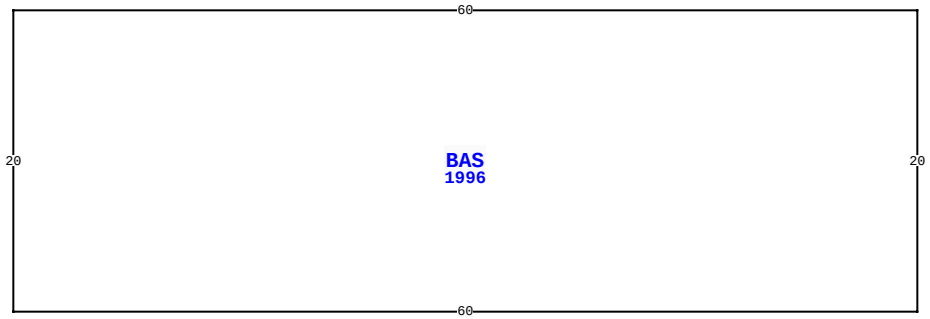
DOR CODE 5900 TIMBERLAND UNCLASS
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1996	1,200	8,088
TOTALS	1,200			1,200	8,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	13.48	16,176	1992	1992	0	0	0	50.00	50.00

114 BARNS – 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1996] W60 S20 E60 N20 $.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

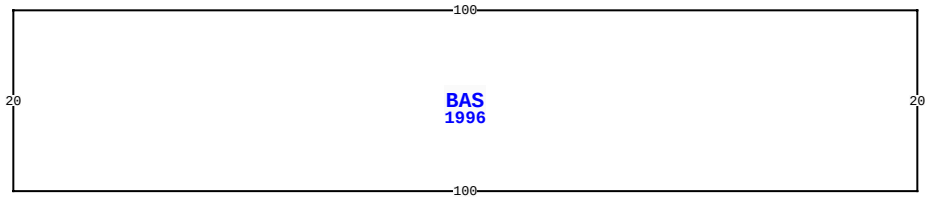
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	1996	2,000	14,320
TOTALS	2,000			2,000	14,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	2,000	55.0935	14.32	28,640	1996	1996	0	0	0	50.00	50.00

115 BARNS – 0% - 0 Heated Area: 2000 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1996] W100 S20 E100 N20 $.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
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SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

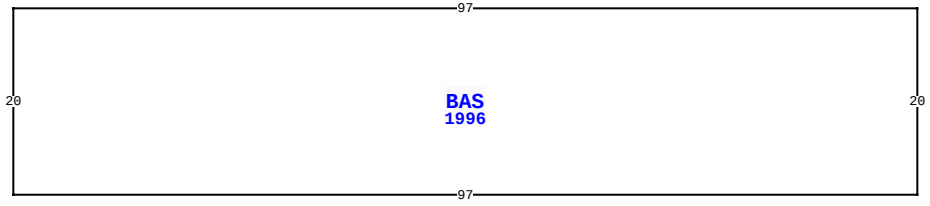
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	1,940	100	1996	1,940	13,891
TOTALS	1,940			1,940	13,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,940	55.0935	14.32	27,781	1996	1996	0	0	0	50.00	50.00

116 BARNS – 0% - 0 Heated Area: 1940 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1996] W97 S20 E97 N20$.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

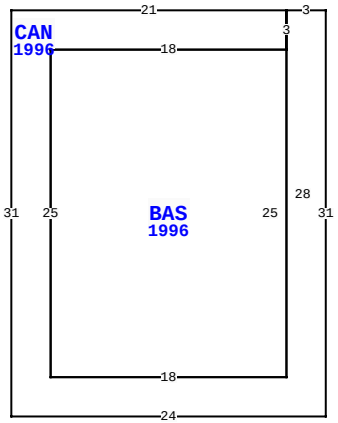
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

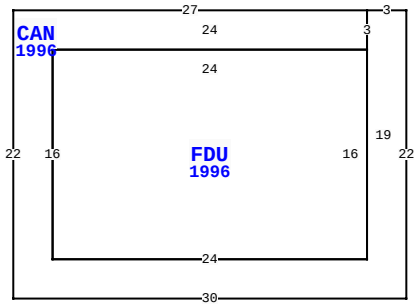
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	1996	450	36,369
CAN	276	30	1996	83	6,708
CAN	294	30	1996	88	7,112
FDU	384	60	1996	230	18,588
TOTALS	1,404			851	68,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	851	96.6735	135.83	115,591	1991	1991	0	0	0	40.50	59.50

117 OFFICE – 0% - 0 Heated Area: 450 HX Base Yr





581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
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BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1996] W18 S25 E18N25 $ CAN=[YR=1996] N3 W21 S31 E24 N31 W3 S28W18 N25 E18 $ PTR= E45 FDU=[YR=1996] W24 S16 E24 N16 $ CAN=[YR=1996] N3 W27 S22 E30 N22 W3 S19 W24 N16 E24 $ W45 $.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

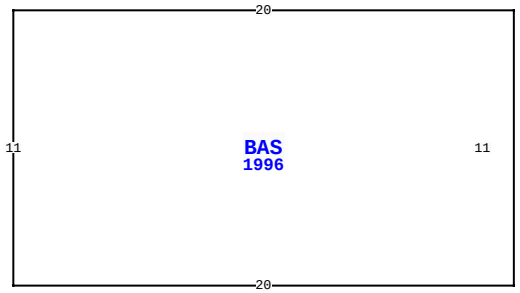
DOR CODE 5900 TIMBERLAND UNCLASS
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

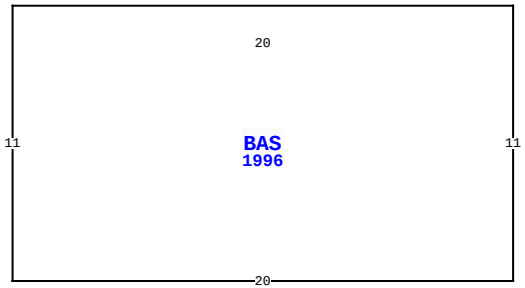
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100	1996	220	1,308
BAS	220	100	1996	220	1,308
TOTALS	440			440	2,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	440	45.7380	11.89	5,232	1985	1985	0	0	0	50.00	50.00

118 BARNS – 0% - 0 Heated Area: 440 HX Base Yr





581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE		
XF DATE			LAND DATE	05/22/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1996] W20 S11 E20 N11 $ PTR = S15 E10 BAS=[YR=1996] W20 S11 E20 N11$ W10N15$.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

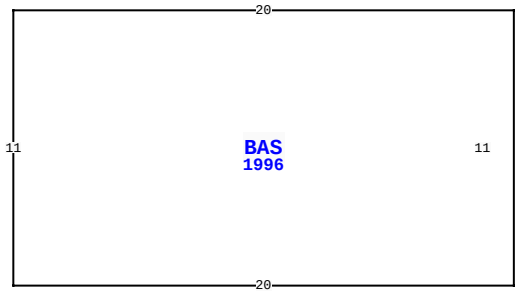
DOR CODE 5900 TIMBERLAND UNCLASS
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

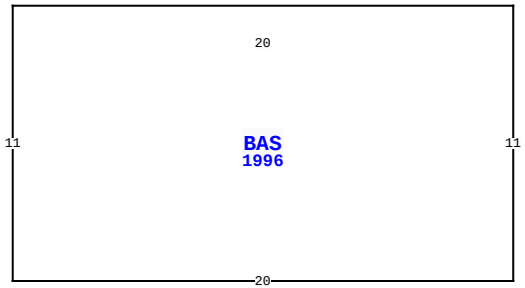
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100	1996	220	1,308
BAS	220	100	1996	220	1,308
TOTALS	440			440	2,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	440	45.7380	11.89	5,232	1985	1985	0	0	0	50.00	50.00

119 BARNS – 0% - 0 Heated Area: 440 HX Base Yr





581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE		
XF DATE			LAND DATE	05/22/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1996] W20 S11 E20 N11 $ PTR= S15 E15 BAS=[YR=1996] W20 S11 E20 N11$ W15 N15 $.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

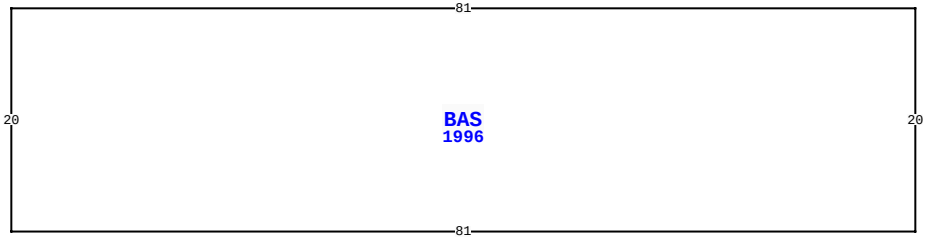
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	1,620	100	1996	1,620	7,533
TOTALS	1,620			1,620	7,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,620	35.7773	9.30	15,066	1990	1990	0	0	0	50.00	50.00

120 BARNS – 0% - 0 Heated Area: 1620 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1996] W81 S20 E81 N20 $.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

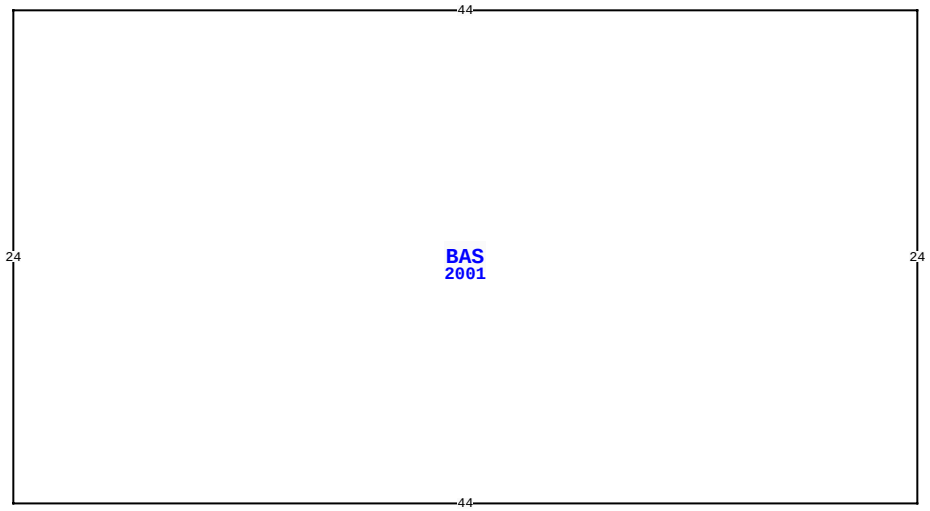
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		13 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	1,056	100	2001	1,056	8,825
TOTALS	1,056			1,056	8,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,056	25.7250	11.77	12,429	2001	2001	0	0	0	29.00	71.00

121 STOR WAREH – 0% - 0 Heated Area: 1056 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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] W44 S24 E44N24$.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

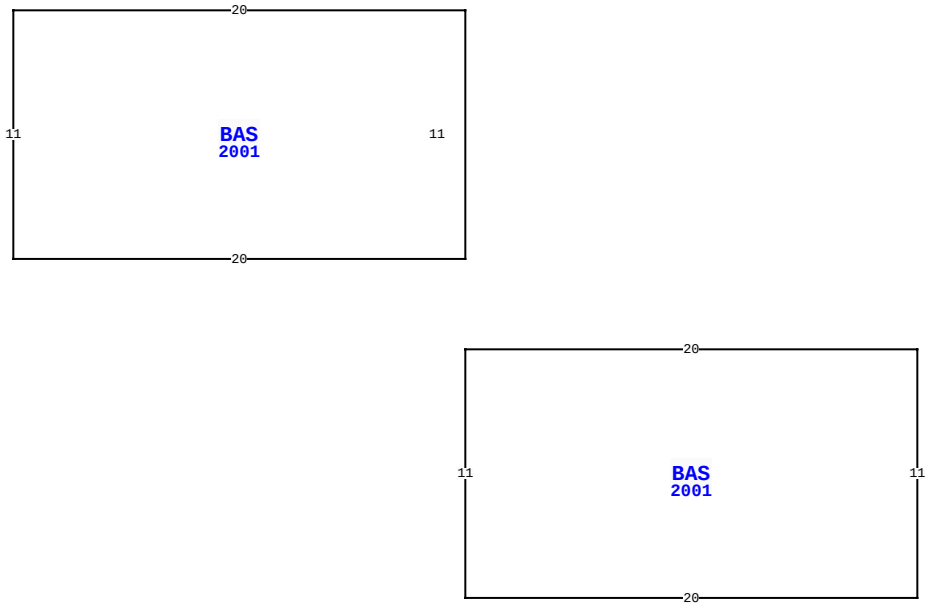
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	220	100	2001	220	1,308
BAS	220	100	2001	220	1,308
TOTALS	440			440	2,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	440	45.7380	11.89	5,232	1998	1998	0	0	0	50.00	50.00

122 BARNS – 0% - 0 Heated Area: 440 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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] W20 S11 E20 N11$ PTR= S15 E20 BAS=[YR=2001] W20 S11 E20 N11$ W20 N15$.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
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581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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TOTALS	440			440	2,616

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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
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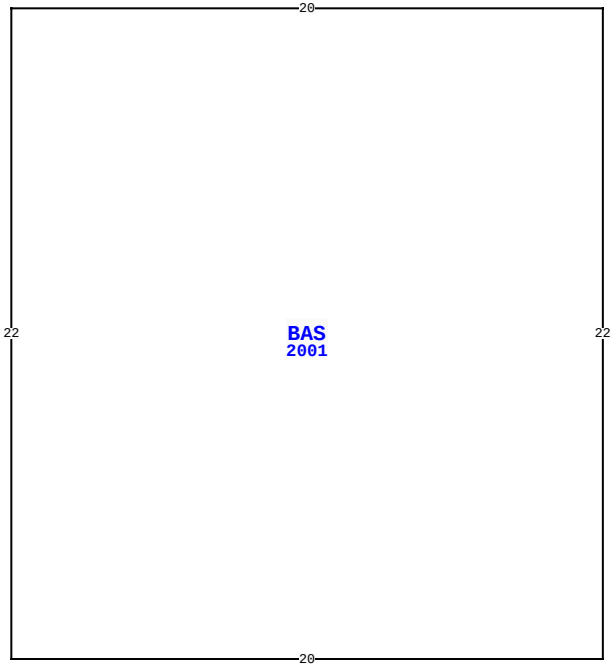
123 BARNS – 0% - 0 Heated Area: 440 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
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581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
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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=2001] W20 S22 E20 N22$.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

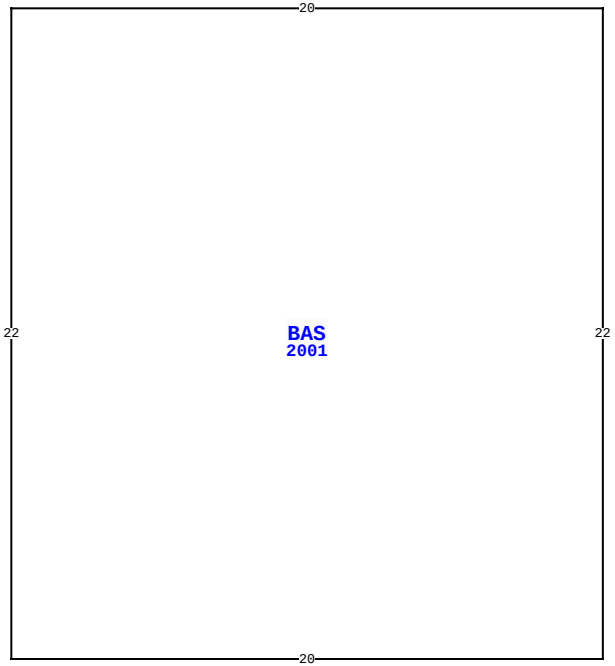
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	2001	440	2,616
TOTALS	440			440	2,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	440	45.7380	11.89	5,232	1998	1998	0	0	0	50.00	50.00

124 BARNS – 0% - 0 Heated Area: 440 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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] W20 S22 E20 N22$.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

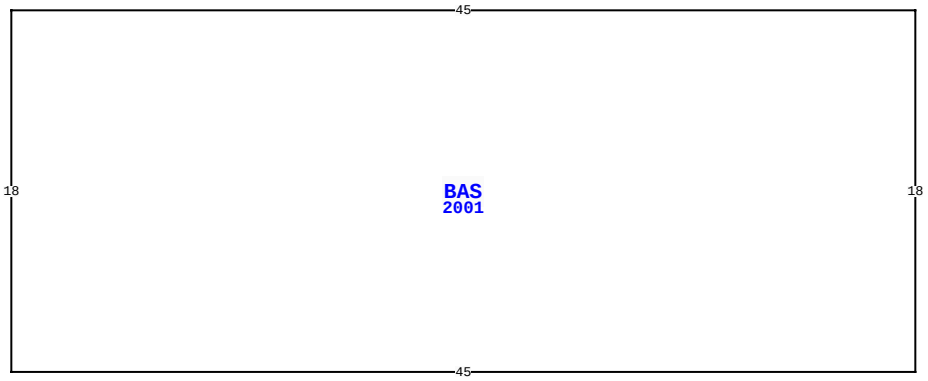
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	810	100	2001	810	5,022
TOTALS	810			810	5,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	810	47.6784	12.40	10,044	1998	1998	0	0	0	50.00	50.00

125 BARNS – 0% - 0 Heated Area: 810 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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] W45 S18 E45 N18$.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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& ROBERT HUTCHINSON GRANTS
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581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

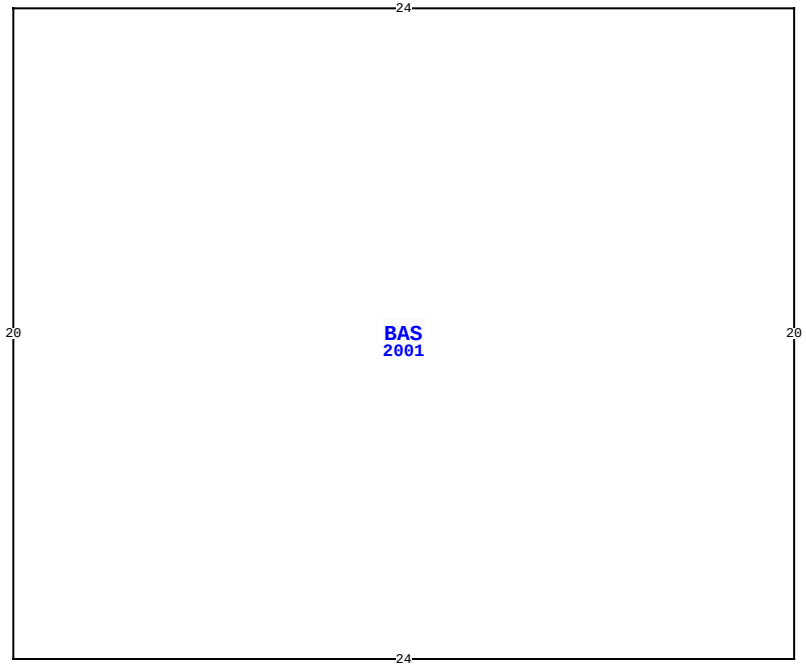
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	29	NONE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 60
Interior Floo	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	480	100	2001	480	3,051
TOTALS	480			480	3,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	480	48.8796	12.71	6,101	1998	1998	0	0	0	50.00	50.00

126 BARNS – 0% - 0 Heated Area: 480 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
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ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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] W24 S20 E24 N20$.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

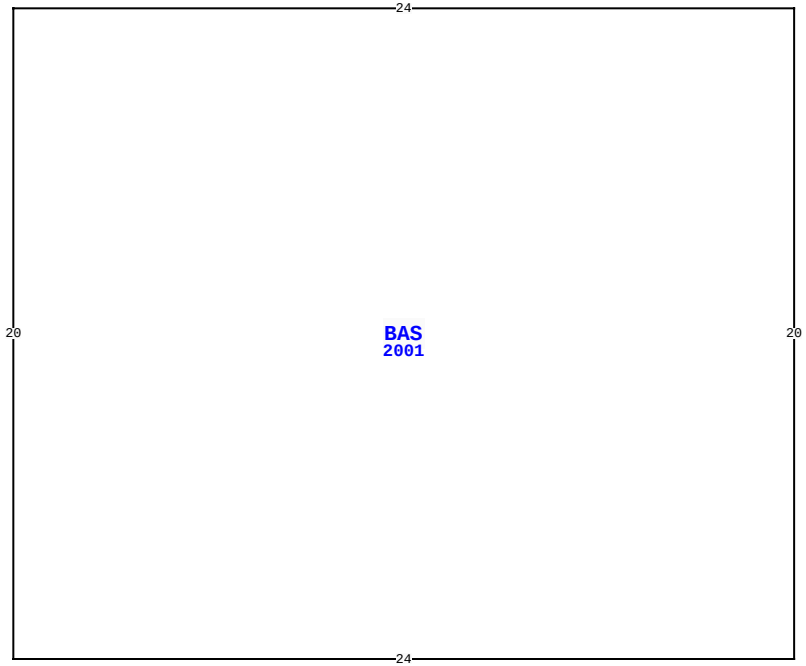
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	29	NONE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 50
Interior Floo	03	CONC FINSH 50
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	480	100	2001	480	3,156
TOTALS	480			480	3,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	480	50.5798	13.15	6,312	1998	1998	0	0	0	50.00	50.00

127 BARNS – 0% - 0 Heated Area: 480 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
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INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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] W24 S20 E24 N20$.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	12	CEDAR 70
Exterior Wall	29	NONE 30
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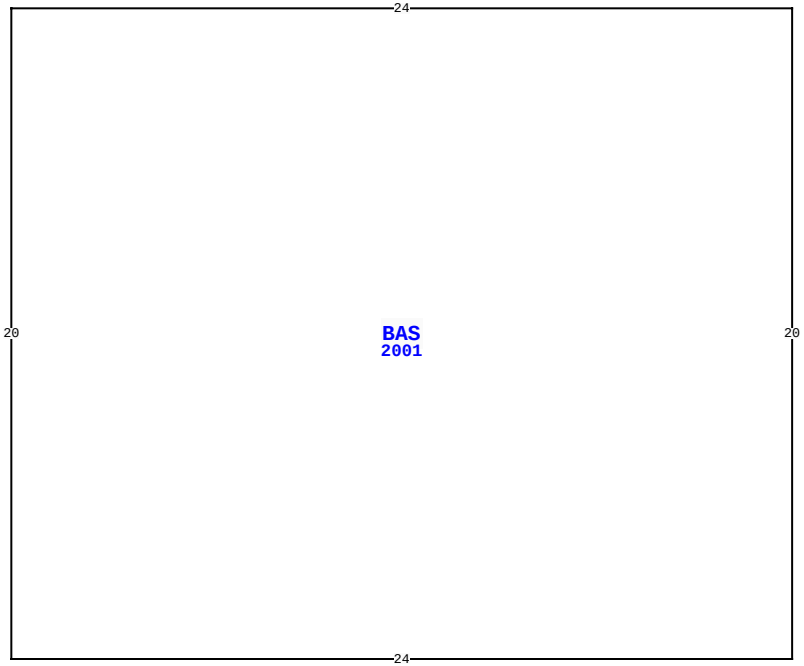
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	480	100	2001	480	2,626
TOTALS	480			480	2,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	480	42.0790	10.94	5,251	1998	1998	0	0	0	50.00	50.00

128 BARNS – 0% - 0 Heated Area: 480 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
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VALUATION SUMMARY

VALUATION BY		STANDARD
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TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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] W24 S20 E24 N20$.

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

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

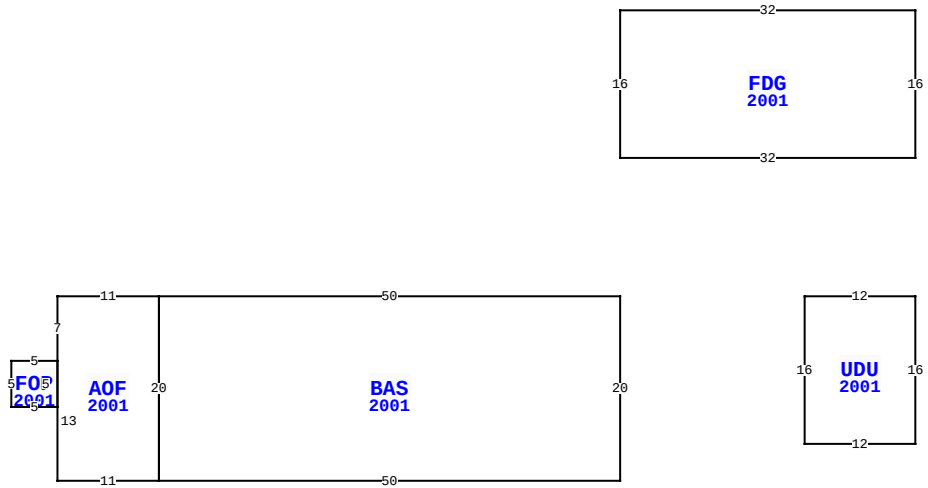
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	01	MINIMUM 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	220	185	2001	407	5,059
BAS	1,000	100	2001	1,000	12,430
FDG	512	80	2001	410	5,097
FOP	25	50	2001	12	149
UDU	192	60	2001	115	1,430
TOTALS	1,949			1,944	24,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,944	54.3312	24.86	48,328	1992	1992	0	0	0	50.00	50.00

129 STOR WAREH – 0% - 0 Heated Area: 1220 HX Base Yr



581705 WHITE OAK RD, YULEE

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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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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] W50 AOF=[YR=2001] W11 S7 FOP=[YR=2001] W5 S5 E5 N5$ S13 E11 N20$ S20 E50 N20$ PTR= N15 FDG=[YR=2001] N16 E32 S16 W32$ S15$ PTR=E20 UDU=[YR=2001] E12 S16 W12 N16$ W20$.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

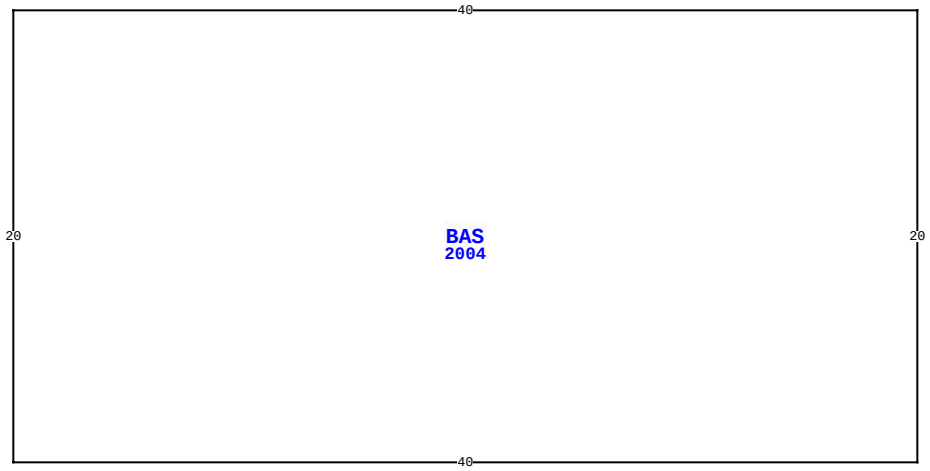
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	800	100	2004	800	8,544
TOTALS	800			800	8,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	800	82.1621	21.36	17,088	2003	2003	0	0	0	50.00	50.00

130 BARNS – 0% - 0 Heated Area: 800 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=2004] W40 S20 E40 N20 $.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

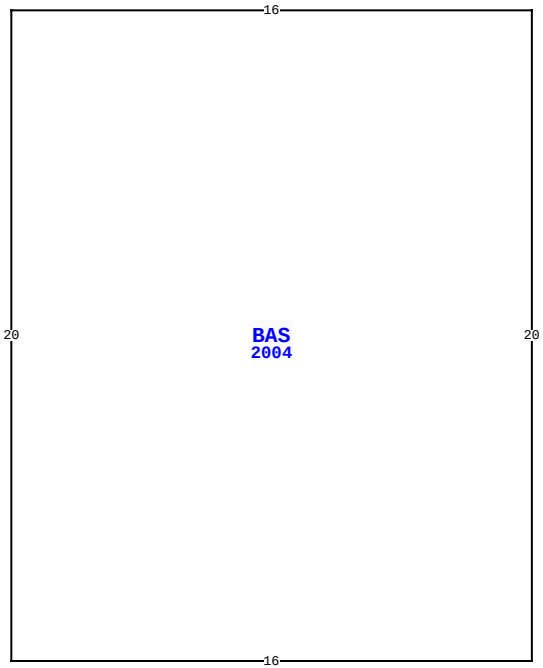
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	320	100	2004	320	3,832
TOTALS	320			320	3,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	320	92.1191	23.95	7,664	2003	2003	0	0	0	50.00	50.00

131 BARNS – 0% - 0 Heated Area: 320 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=2004] W16 S20 E16 N20 $.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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& ROBERT HUTCHINSON GRANTS
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WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

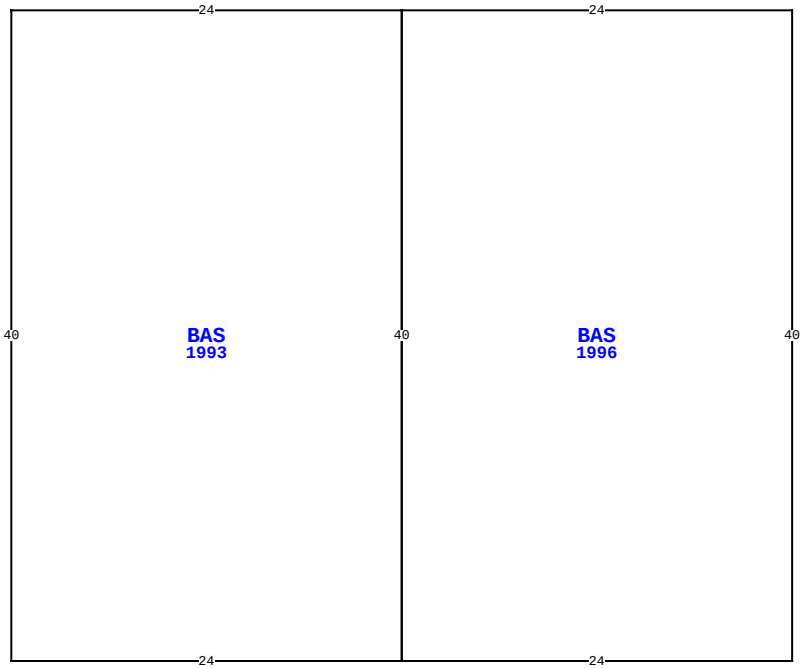
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 60
Exterior Wall	06	BD/BATTEN 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5900	TIMBERLAND UNCLASS
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	960	100	1993	960	8,523
BAS	960	100	1996	960	8,523
TOTALS	1,920			1,920	17,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,920	43.1222	19.73	37,882	1982	1990	0	0	0	55.00	45.00

132 STOR WAREH – 0% - 0 Heated Area: 1920 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993] E24 BAS=[YR=1996] E24 S40 W24 N40$ S40 W24 N40$.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

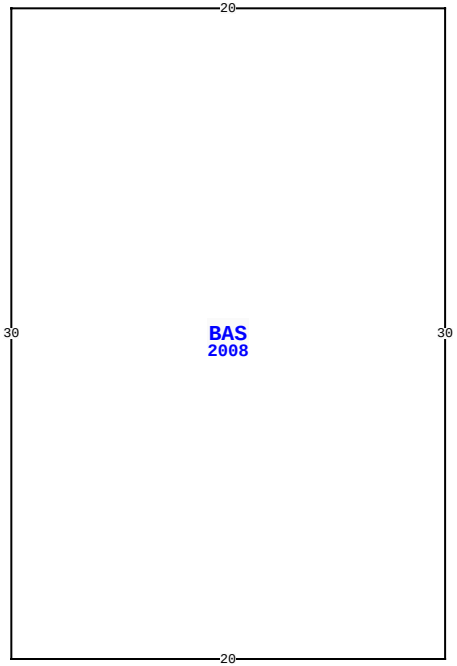
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	600	100	2008	600	3,794
TOTALS	600			600	3,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	600	47.6895	12.40	7,440	2005	2005	0	0	0	49.00	51.00

133 BARNS – 0% - 0 Heated Area: 600 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 60 of 68 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=2008] W20 S30 E20 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

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

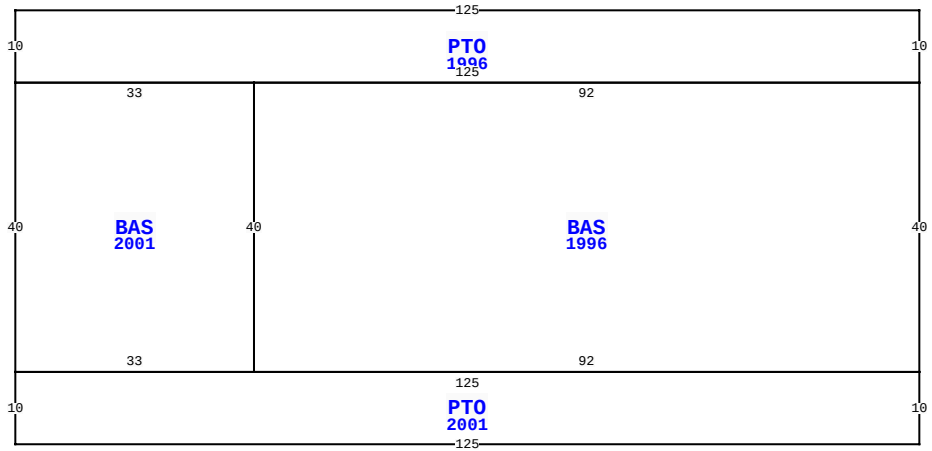
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	05	STEEL 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	3,680	100	1996	3,680	64,139
BAS	1,320	100	2001	1,320	23,006
PTO	1,250	5	1996	62	1,081
PTO	1,250	5	2001	62	1,081
TOTALS	7,500			5,124	89,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	5,124	65.6880	30.05	153,976	1995	1995	0	0	0	42.00	58.00

134 STOR WAREH – 0% - 0 Heated Area: 5000 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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

PTO=[YR=1996] W125 S10 BAS=[YR=2001] S40 PTO=[YR=2001] S10 E125 N10 BAS=[YR=1996] N40 W92 S40 E92 $ W125 $ E33 N40 W33 $ E125 N10 $.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

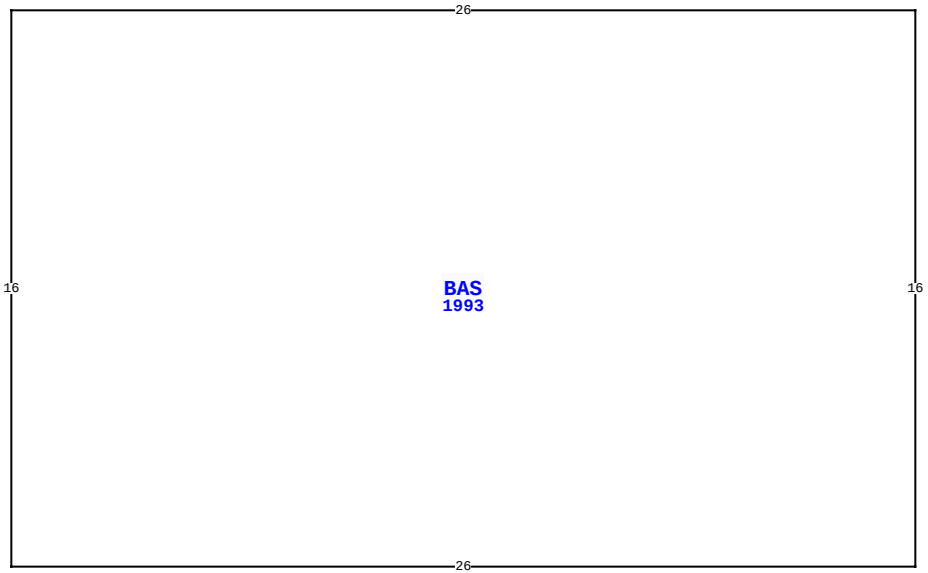
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100	1993	416	5,355
TOTALS	416			416	5,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	416	53.5920	24.52	10,200	1993	1993	0	0	0	47.50	52.50

135 STOR WAREH – 0% - 0 Heated Area: 416 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
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ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993] W26 S16 E26 N16 $.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

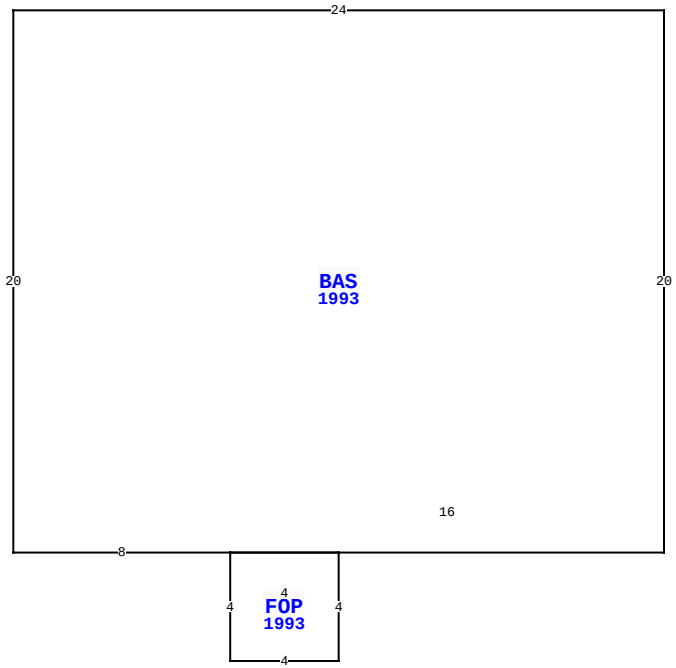
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	480	100	1993	480	17,445
FOP	16	30	1993	5	182
TOTALS	496			485	17,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	485	123.2000	123.20	59,752	1983	1983	0	0	50	20.50	29.50

136 SINGLE FAM – 0% - 0 Heated Area: 480 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993] W24 S20 E8 FOP=[YR=1993] S4 E4 N4 W4 $ E16 N20 $.

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 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

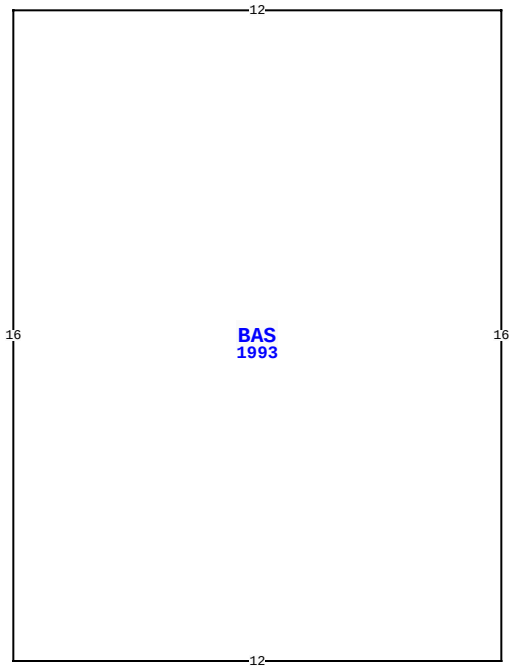
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	192	100	1993	192	1,626
TOTALS	192			192	1,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	192	58.7790	26.89	5,163	1985	1985	0	0	0	68.50	31.50

137 STOR WAREH – 0% - 0 Heated Area: 192 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

581705 WHITE OAK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993] W12 S16 E12 N16 $.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

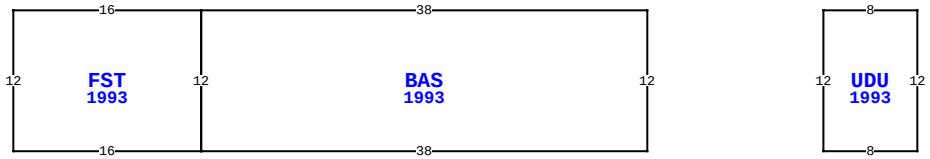
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5900	TIMBERLAND UNCLASS
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	456	100	1993	456	21,910
FST	192	50	1993	96	4,613
UDU	96	30	1993	29	1,393
TOTALS	744			581	27,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	581	116.2350	61.60	35,790	1980	1980	0	0	0	22.00	78.00

138 ACCESORY U – 0% - 0 Heated Area: 456 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 65 of 68 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=1993] W38 FST=[YR=1993] W16 S12 E16 N12 $ S12 E38 N12 $ PTR= E15 UDU=[YR=1993] E8 S12 W8 N12 $ W15 $.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
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SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

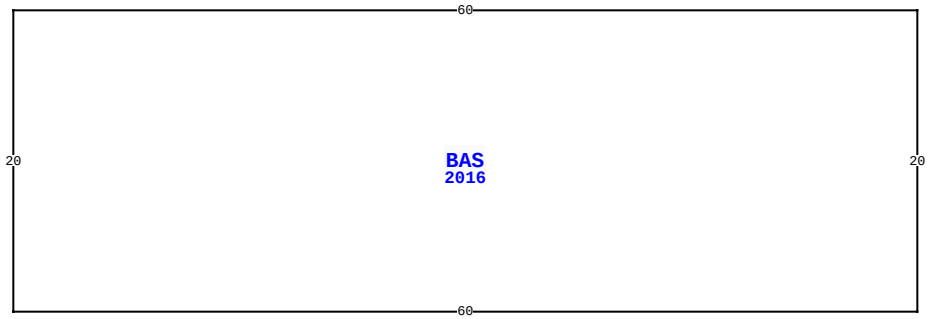
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2016	1,200	13,588
TOTALS	1,200			1,200	13,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	13.48	16,176	2016	2016	0	0	0	16.00	84.00

139 BARNS – 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=2016] W60 S20 E60 N20$.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
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SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

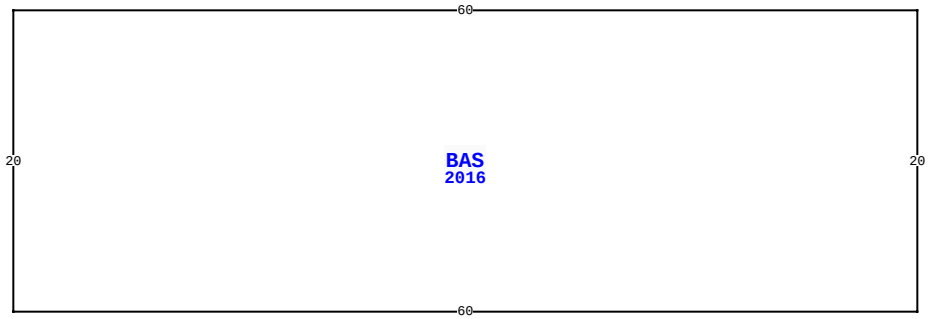
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2016	1,200	13,588
TOTALS	1,200			1,200	13,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	13.48	16,176	2016	2016	0	0	0	16.00	84.00

140 BARNS – 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=2016] W60 S20 E60 N20$.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2025

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

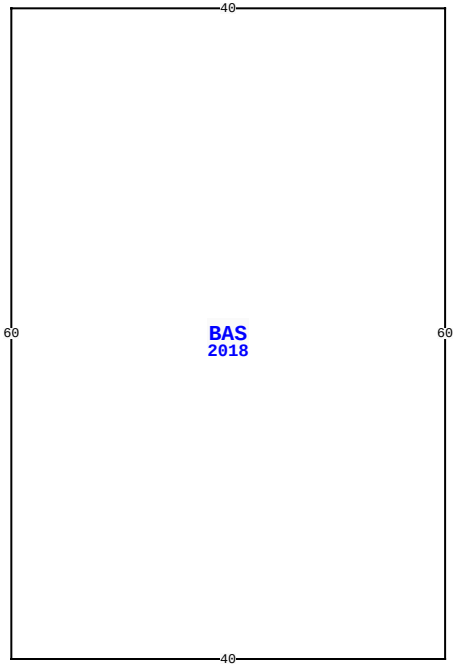
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5900	TIMBERLAND UNCLASS
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	2,400	100	2018	2,400	37,380
TOTALS	2,400			2,400	37,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	2,400	67.3134	17.50	42,000	2018	2018	0	0	0	11.00	89.00

141 BARNS – 0% - 0 Heated Area: 2400 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,803,362
TOTAL MARKET OB/XF VALUE		910,145
TOTAL LAND VALUE - MARKET		6,371,385
TOTAL MARKET VALUE		9,724,491
SOH/AGL Deduction		202,092
ASSESSED VALUE		9,522,399
TOTAL EXEMPTION VALUE	35	5,457,804
BASE TAXABLE VALUE		4,064,595
TOTAL JUST VALUE		15,084,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,230,640

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=2018] W40 S60 E40 N60$.

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

REVIEW DATE 04/02/2025 BY KWA Total Acres: 2,433.69 Total Land Value: 1,010,984 Market: 6,003,675 Agricultural: 643,274 Common: 367,710 PRINTED 07/30/2025 BY SYS