PT HENRY YOUNG GRANT
SEC 45-4N-25E IN OR 1941/515
BEING PARAGRAPH 1 OF EXHIBIT A

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

**2025**

**45-4N-25-0000-0002-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| 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 |

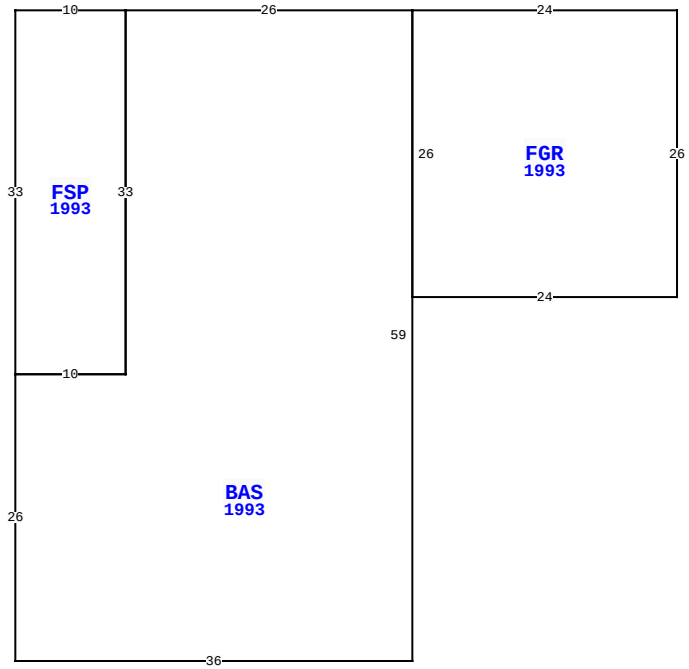
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,794 | 100 | 1993 | 1,794 | 137,453 |
| FGR | 624 | 55 | 1993 | 343 | 26,280 |
| FSP | 330 | 40 | 1993 | 132 | 10,114 |
| TOTALS | 2,748 | | | 2,269 | 173,847 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,269 | 114.2680 | 114.27 | 259,279 | 1975 | 1975 | 0 | 0 | 0 | 32.95 | 67.05 |

1 SINGLE FAM – 0% - 0 Heated Area: 1794 HX Base Yr




581250 SANDY BLUFF RD, HILLIARD

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 02/26/2021 | KKRA | LGL DATE | 05/21/2025 | MLU |
| XF DATE | | | LAND DATE | 03/28/2025 | KBA |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 173,847 |
| TOTAL MARKET OB/XF VALUE | 27,974 |
| TOTAL LAND VALUE - MARKET | 406,500 |
| TOTAL MARKET VALUE | 320,796 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 320,796 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 320,796 |
| TOTAL JUST VALUE | 608,321 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 573,543 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1529865 | DEMOLITION | 38,210 | 01/01/2015 |
| MH | MH MOVE-ON | 0 | 04/01/2003 |
| P6612 | MH MOVE-ON | 0 | 04/01/2003 |
| 8582 | MH MOVE-ON | 1,996 | 06/17/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1941/0515 | 10/08/2014 | SW | Q | I | 05 | 2,000,000 |
| GRANTOR: DRAWBOND WILLIAM BRAN | | | | | | |
| GRANTEE: WHITE OAK CONSERVAT | | | | | | |
| 0589/0701 | 2/02/1990 | WD | U | I | 09 | 125,000 |
| GRANTOR: DAVIS WILLIAM P JR | | | | | | |
| GRANTEE: DRAWBOND WM B & J N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W26 FSP=[YR=1993] W10 S33 E10 N33$ S33 W10 S26 E36 N59$ S26 E24 N26$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1975 | 1975 | 3 | 34 | 1,190 | |
| 2 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1990 | 1990 | 3 | 100 | 6,000 | |
| 3 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1990 | 1990 | 3 | 100 | 6,000 | |
| 4 | 0752 | USP | 0 | 0 | 16 | 8 | 128.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 384 | |
| 5 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2003 | 2003 | 3 | 100 | 6,000 | |
| 6 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2003 | 2003 | 3 | 100 | 6,000 | |
| 7 | 0300 | BOAT DCK W | 0 | 0 | 50 | 10 | 500.00 | SF | 24.00 | 24.00 | 100 | 1990 | 1990 | 3 | 20 | 2,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 27,974

| 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 | 0005 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |
| 2 | 005601 | A | TIMBER 3 P S | 0 | | OR | 0.00 | 0.00 | 20.00 | AC | | 1.00 | 1.00 | 1.00 | 330.00 | 330.00 | 6,600 | | | | | | | |
| 3 | 005901 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 15.00 | AC | | 1.00 | 1.00 | 1.00 | 225.00 | 225.00 | 3,375 | | | | | | | |
| 4 | 003800 | C | GOLF CRS | 0 | | OR | 0.00 | 0.00 | 16.00 | AC | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 64,000 | | | | | | | |
| 5 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 35.00 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 297,500 | | | | | | | |

REVIEW DATE 02/26/2021 BY KKRA Total Acres: 52.00 Total Land Value: 118,975 Market: 297,500 Agricultural: 9,975 Common: 109,000 PRINTED 07/30/2025 BY SYS