PT R HIGGINBOTHAN GRANT
SEC 46-4N-25E,ALL FRAC SEC
14-4N-25E,GOVT LOT 1 OF SEC

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

2025

46-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		10 100
Quality	04	Quality Level 04

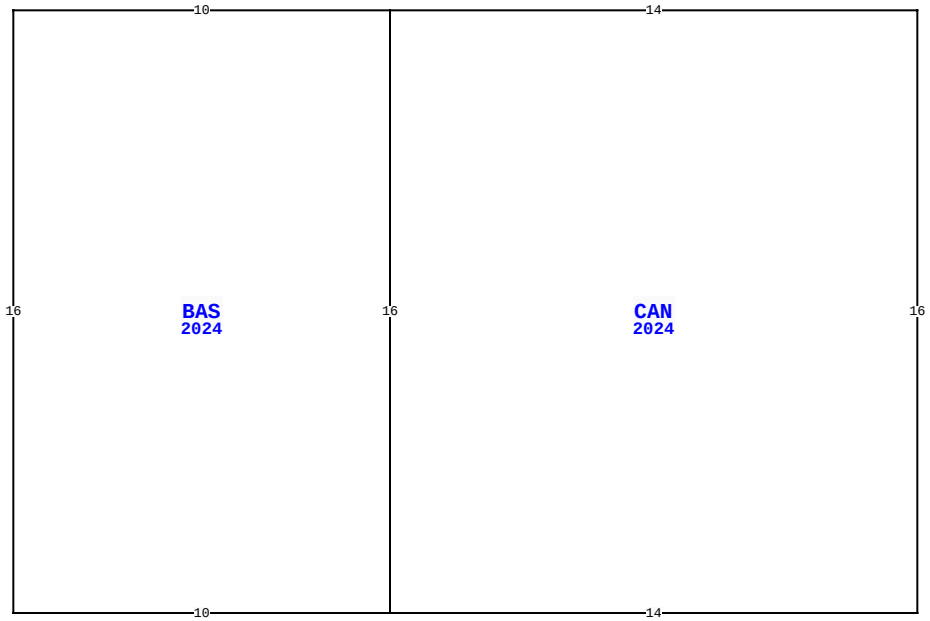
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	2024	160	31,699
CAN	224	30	2024	67	13,274
TOTALS	384			227	44,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	227	117.4058	198.12	44,973	2023	2023	0	0	0	0.00	100.00

1 RSTRM BLDG – 0% - 2024 Heated Area: 160 HX Base Yr



BLD DATE	02/26/2021 KKRA	LGL DATE	05/13/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

581705 BRICKYARD LANDING RD, HILLIARD

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		44,973
TOTAL MARKET OB/XF VALUE		1,020,243
TOTAL LAND VALUE - MARKET		1,212,822
TOTAL MARKET VALUE		1,819,075
SOH/AGL Deduction		162,637
ASSESSED VALUE		1,656,438
TOTAL EXEMPTION VALUE	CP	9,322
BASE TAXABLE VALUE		1,647,116
TOTAL JUST VALUE		2,278,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,835,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013053	384 SF RESTROOM B	68,924	10/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1975/1865	3/23/2015	MS	U	I	18	100
GRANTOR: BOARD OF COUNTY COMMI						
GRANTEE: WHITE OAK CONSERVAT						
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E10 S16 W10 N16 $
CAN=[YR=2024;ORIG=50,10] E14 S16 W14 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
1	0100	BAR-B-Q	0	0	0	0	4.00	UT	200.00	200.00	100	1998	1998	3	20	160	
2	0306	BOAT RAMP	0	0	35	18	1.00	UT	3,000.00	3,000.00	20	1985	1985	3	20	600	
3	0300	BOAT DCK W	0	0	28	10	280.00	SF	40.00	40.00	100	1998	1998	3	25	2,800	
4	0300	BOAT DCK W	0	0	15	5	64.00	SF	40.00	40.00	100	1998	1998	3	25	640	
5	0303	FLT DOCK W	0	0	20	9	200.00	SF	26.00	26.00	100	1998	1998	3	25	1,300	
6	0310	AL GANG WY	0	0	0	0	8.00	LF	115.00	115.00	100	1998	1998	3	20	184	
7	0810	CONCRETE A	0	0	0	0	396.00	SF	6.50	6.50	100	1998	1998	3	73	1,879	
8	2502	GOLF CRS 2	0	0	0	0	18.00	UT	58,000.00	58,000.00	100	2019	2019	3	97	1,012,680	

LAND DESCRIPTION

TOTAL OB/XF 1,020,243

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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	9.29	AC		1.00	1.00	1.00	685.00	685.00	6,364							
3	003800	C	GOLF CRS	0		OR	0.00	0.00	174.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	696,000							
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	51.38	AC		1.00	1.00	1.00	390.00	390.00	20,038							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	62.06	AC		1.00	1.00	1.00	190.00	190.00	11,791							
6	005900	A	TIMBER WETLA	0		OR	0.00	0.00	42.87	AC		1.00	1.00	1.00	50.00	50.00	2,144							

REVIEW DATE 02/26/2021 BY KKRA Total Acres: 436.90 Total Land Value: 753,859 Market: 499,800 Agricultural: 40,837 Common: 713,022 PRINTED 07/30/2025 BY SYS

PT R HIGGINBOTHAN GRANT
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14-4N-25E,GOVT LOT 1 OF SEC

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BUILDING DIMENSIONS

EXTRA FEATURES

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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
7	009910	M	MARKET VALUE	0		OR	0.00	0.00	166.60	AC		1.00	1.00	1.00	3,000.00	3,000.00	499,800							
8	009530	C	POND	0		OR	0.00	0.00	3.08	AC		1.00	1.00	1.00	2,500.00	2,500.00	7,700							
9	009606	C	CONSERVATION	0		OR			93.22	AC		1.00	1.00	1.00	100.00	100.00	9,322							

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