PT GOVT LOT 2 OF SEC 23-4N-25E
IN OR 1941/515 BEING
PARAGRAPH 2 OF EXHIBIT A

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

2026

23-4N-25-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3800	GOLF COURSES	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SANDY BLUFF RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,280
TOTAL MARKET VALUE	8,280
SOH/AGL Deduction	0
ASSESSED VALUE	8,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,280
TOTAL JUST VALUE	8,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 WM P JR						
GRANTEE: DRAWBOND WM B & J N						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	003800	C	GOLF CRS	0		OR	0.00	0.00	2.07	AC		1.00	1.00	1.00	4,000.00	4,000.00	8,280							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.07 Total Land Value: 8,280 Market: 0 Agricultural: 0 Common: 8,280 PRINTED 07/09/2026 BY SYS