PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

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	06	CUST PANEL 100
Interior Floo	18	SLATE 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		61 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		31 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

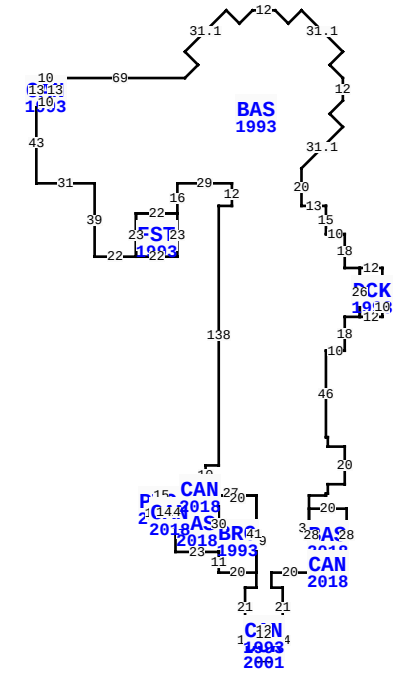
DOR CODE 5900 TIMBERLAND UNCLASS
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	24,089	100	1993	24,089	1,635,943
BAS	560	100	2018	560	38,031
BAS	690	100	2018	690	46,860
BRG	820	125	1993	1,025	69,610
CAN	48	30	1993	14	951
CAN	130	30	1993	39	2,649
CAN	32	30	2018	10	679
CAN	36	30	2018	11	747
CAN	84	30	2018	25	1,698
DCK	336	10	1993	34	2,309
TOTALS	27,712			26,782	1,818,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	26,782	83.4908	124.61	3,337,305	1990	1990	0	0	0	45.50	54.50

1 OFFICE 0% - 0 Heated Area: 26159 HX Base Yr



** This building has 13 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE		
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026	MLU
INC DATE			AG DATE	10/27/2025	KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260000314	NEW DORMITORY BLD	521,262	01/13/2026
B250005326	REPAIR/REPLACE EX	1,000,000	05/16/2025
240012350	CO'D FOR GOLF ADM		11/24/2024
B240000819	NEW PRE-ENGINEERE	114,720	01/23/2024
230012664	2400 SF MTL BLDG	159,552	10/02/2023
230012663	4000 SF METAL BLD	265,920	10/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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

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	0820	WOOD WALK	0	0	0	0	516.00	SF	11.75	11.75	100	1980	1980	3	40	2,425	
2	1242	WD DECK A	0	0	14	14	196.00	SF	10.00	10.00	100	1980	1980	3	20	392	
3	0940	SHEDS/PORT	0	0	12	17	207.00	SF	30.00	30.00	100	1986	1986	3	20	1,242	
4	0860	POOL/SPA	19	0	0	0	1.00	UT	60,000.00	60,000.00	100	1989	1989	05	85	51,000	
5	0811	CONCRETE B	0	0	17	6	96.00	SF	5.20	5.20	100	1988	1988	3	49.5	247	
6	0812	CONCRETE C	0	0	0	0	6,656.00	SF	4.00	4.00	100	1990	1990	3	54.5	14,510	
7	1242	WD DECK A	0	0	0	0	2,141.00	SF	10.00	10.00	100	1989	1989	3	20	4,282	
8	0504	FP-ELECTRI	19	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	54	1,080	
9	0811	CONCRETE B	0	0	0	0	268.00	SF	5.20	5.20	100	1980	1980	3	29	404	
10	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2001	2001	3	20	800	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] U22L22 D7L7 U7L7 W12 D7L7 U7L7 D22L22 D7R7 D7L7 W69 S13 W10 S43 E31 S39 E22 N23 E22 N16 E29 S12 W7 S138 W7 S10 S6 E27 S49 W6 S21 E20 N21 W6 N8 E20 N6 N35 E9 N1 E1 N5 E9 N20 W9 N5 W1 N46 E10 N18 E8 N26 W8 N18 W10 N15 W13 N20 U22R22 U7L7 U7R7 N12 U7L7 U7R7 $
BRG=[YR=1993;ORIG=-66,266] S11 E20 N41 W20 S30 $
BAS=[YR=2018;ORIG=-79,236] W10 S30 E23 N30 W13 $
BAS=[YR=2018;ORIG=-18,271] E6 E14 N28 W20 S28 $
FST=[YR=1993;LABEL=walkin- cooler/freezer;ORIG=-110,109] E22 N23 W22 S23 $
DCK=[YR=1993;ORIG=9,141] E12 N10 E3 N8 W3 N8 W12 S26 $
DCK=[YR=2001;ORIG=-52,306] S14 E6 S4 E8 N4 E6 N14 W4 S4 W12

LAND DESCRIPTION

TOTAL OB/XF 76,382

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	12.00	AC		1.00	1.00	1.00	500.00	500.00	6,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	484.08	AC		1.00	1.00	1.00	530.00	530.00	256,562							
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	462.09	AC		1.00	1.00	1.00	515.00	515.00	237,976							
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	211.96	AC		1.00	1.00	1.00	395.00	395.00	83,724							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	342.47	AC		1.00	1.00	1.00	170.00	170.00	58,220							
6	005900	A	TIMBER WETLA	0		OR	0.00	0.00	643.09	AC		1.00	1.00	1.00	50.00	50.00	32,154							

REVIEW DATE 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

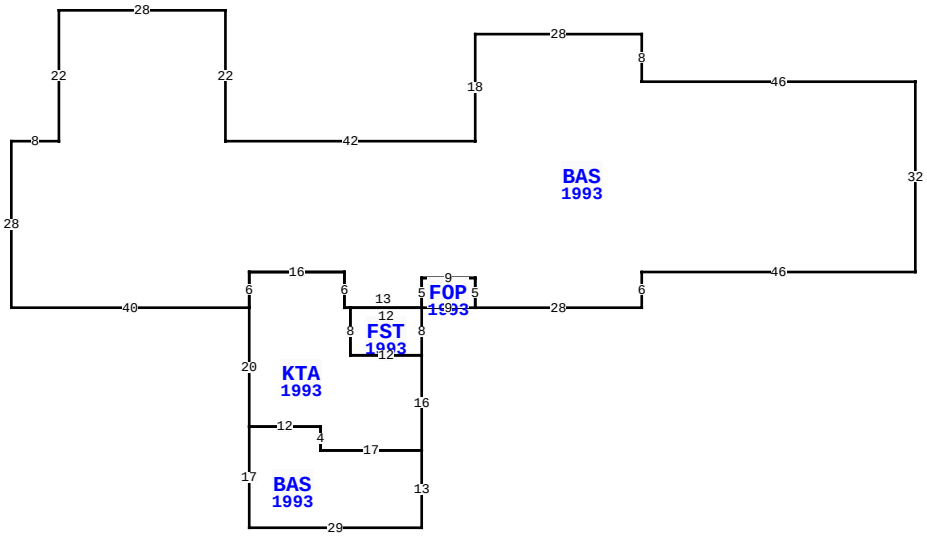
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		52 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		15 100
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	425	100	1993	425	20,959
BAS	5,419	100	1993	5,419	267,230
FOP	45	30	1993	14	690
FST	96	50	1993	48	2,367
KTA	648	110	1993	713	35,160
TOTALS	6,633			6,619	326,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	6,619	112.3850	62.94	416,600	1970	1970	0	0	0	21.65	78.35

2 ACCESORY U 0% - 0 Heated Area: 6492 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE		
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026	MLU
INC DATE			AG DATE	10/27/2025	KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011478	MTL BLDG 9600SF	638,208	09/11/2023
230010853	10350 SF MTL BLDG	1,704,159	08/23/2023
21014783	REPAIR/RRF	47,500	10/26/2021
21010837	REPAIR/RRF	20,505	08/17/2021
20003012	REPAIR/RRF	29,940	04/22/2020
17011595	REPAIR/RRF	11,860	12/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993] W46N8W28S18W42N22W28 S22W8S28E40KTA=[YR=1993] S20BAS=[YR=1993] S17E29N13W17N4W12$E12S4E17N16 FST=[YR=1993] N8W12S8E12$W12N8W1N6 W16S6$N6E16S6E13FOP=[YR=1993] E9N5W9 S5$N5E9S5E28N6E46N32$.

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	0510	GARAGE WD-	0	0	57	24	1,368.00	SF	35.00	35.00	100	2001	2001	3	27	12,928	
12	6001	ROLLUP DR	0	0	0	0	14.00	UT	400.00	400.00	100	1995	1995	3	20	1,120	
13	6001	ROLLUP DR	0	0	0	0	24.00	UT	400.00	400.00	100	1994	1994	3	20	1,920	
14	0812	CONCRETE C	33	0	0	0	6,898.00	SF	4.00	4.00	100	1994	1994	3	64	17,659	
15	0097	AWNING CN	0	0	0	0	10.00	SF	65.00	65.00	100	1994	1994	3	40	260	
16	4950	BOLLARD	33	0	0	0	29.00	UT	100.00	100.00	100	1994	1994	3	100	2,900	
17	0812	CONCRETE C	32	0	0	0	10,416.00	SF	4.00	4.00	100	1994	1994	3	64	26,665	
18	0097	AWNING CN	32	0	0	0	4.00	SF	65.00	65.00	100	1994	1994	3	40	104	
19	4950	BOLLARD	32	0	0	0	21.00	UT	100.00	100.00	100	1994	1994	3	100	2,100	
20	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2010	2010	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 66,656

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	1,522.60	AC		1.00	1.00	1.00	3,100.00	3,100.00	4,720,060							
8	009910	M	MARKET VALUE	0		OR	0.00	0.00	643.09	AC		1.00	1.00	1.00	3,100.00	3,100.00	1,993,579							
9	009530	C	POND	0		OR	0.00	0.00	22.15	AC		1.00	1.00	1.00	2,500.00	2,500.00	55,375							
10	003800	C	GOLF CRS	0		OR	0.00	0.00	82.75	AC		1.00	1.00	1.00	4,000.00	4,000.00	331,000							

REVIEW DATE 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

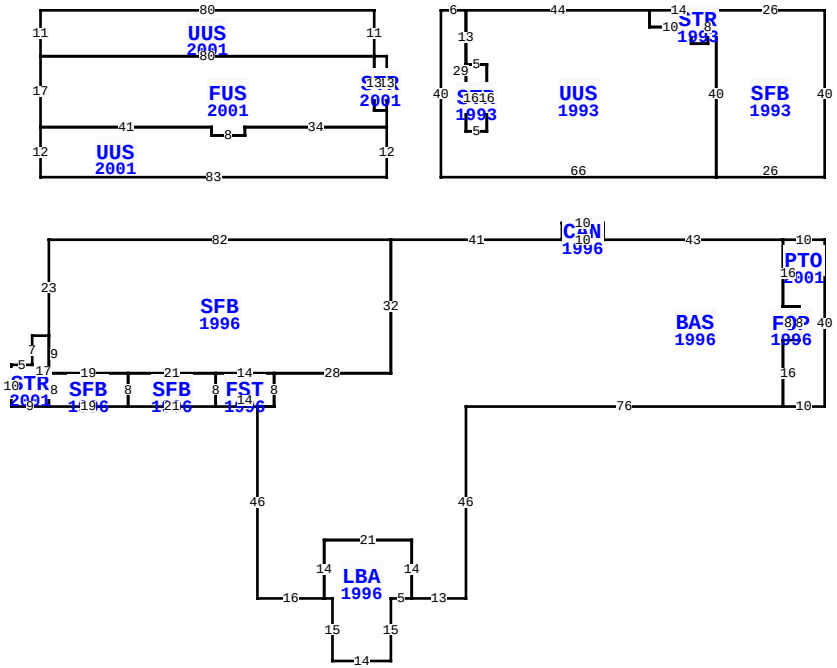
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	10	STEEL FRME 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	05	STEEL 100
Story Height		8 100
RMS		29 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	00	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	5,990	100	1996	5,990	475,801
CAN	40	30	1996	12	953
FOP	32	30	1996	10	794
FST	112	50	1996	56	4,448
FUS	1,388	100	2001	1,388	110,252
LBA	504	110	1996	554	44,006
PTO	368	5	2001	18	1,430
SFB	1,040	80	1993	832	66,088
SFB	152	80	1996	122	9,691
SFB	168	80	1996	134	10,644
TOTALS	17,075			13,420	1,065,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	13,420	107.5158	160.47	2,153,507	1978	1988	0	0	0	50.50	49.50

3 OFFICE 0% - 0 Heated Area: 11069 HX Base Yr



** This building has 18 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE		
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026	MLU
INC DATE			AG DATE	10/27/2025	KBA

NASSAU COUNTY PROPERTY

PAGE 3 of 38 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010436	REPAIR/RRF	91,889	11/22/2017
17008821	ADDITION	155,954	10/06/2017
R1414207	CONSTR. MAINT. BL	20,000	12/01/2014
R1313547	ADMINSTRATION BLD	35,810	07/01/2013
M14212	MECH	0	01/01/2008
M14213	MECH	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1996;ORIG=-10,0] W43 W10 W41 S32 W28 S8 W4 S46 E16 N14 E21 S14 E13 N46 E76 N40 $
SFB=[YR=1996;ORIG=-104,0] W82 S23 S9 E19 E21 E14 E28 N32 $
UUS=[YR=1993;ORIG=-26,-55] W2 S8 W4 N4 W10 N4 W44 S13 E5 S16 W5 N29 W6 S40 E66 N40 $
FUS=[YR=2001;ORIG=-105,-27] N4 W3 N13 W80 S17 E41 S2 E8 N2 E34 $
SFB=[YR=1993;ORIG=0,-15] N40 W26 S40 E26 $
UUS=[YR=2001;ORIG=-105,-15] N12 W34 S2 W8 N2 W41 S12 E83 $
UUS=[YR=2001;ORIG=-108,-44] N11 W80 S11 E80 $
LBA=[YR=1996;ORIG=-120,86] E2 S15 E14 N15 E5 N14 W21 S14 $
PTO=[YR=2001;ORIG=0,0] W10 S16 E4 S8 W4 S16 E10 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
21	0940	SHEDS/PORT	0	0	13	9	117.00	SF	30.00	30.00	100	1990	1990	3	20	702	
22	2503	GOLF CRS 3	0	0	0	0	6.00	UT	80,000.00	80,000.00	100	1991	1991	3	80	384,000	
23	0885	WATERSCAPE	13	0	0	0	1.00	UT	30,000.00	30,000.00	100	1991	1991	3	100	30,000	
24	0350	CARPORT WD	0	0	12	12	144.00	SF	39.00	39.00	100	1990	1990	3	20	1,123	
25	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	
26	0681	POLE SHED	0	0	140	10	1,400.00	SF	15.00	15.00	100	2001	2001	3	27	5,670	
27	6001	ROLLUP DR	0	0	12	7	1.00	UT	400.00	400.00	100	1987	1987	3	20	80	
28	6001	ROLLUP DR	0	0	12	8	1.00	UT	400.00	400.00	100	1987	1987	3	20	80	
29	1121	CB 4"	0	0	0	0	46.00	SF	5.00	5.00	100	1987	1987	3	47	108	
30	1123	CB 8"	0	0	140	2	280.00	SF	6.15	6.15	100	1987	1987	3	47	809	

TOTAL OB/XF 423,724

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

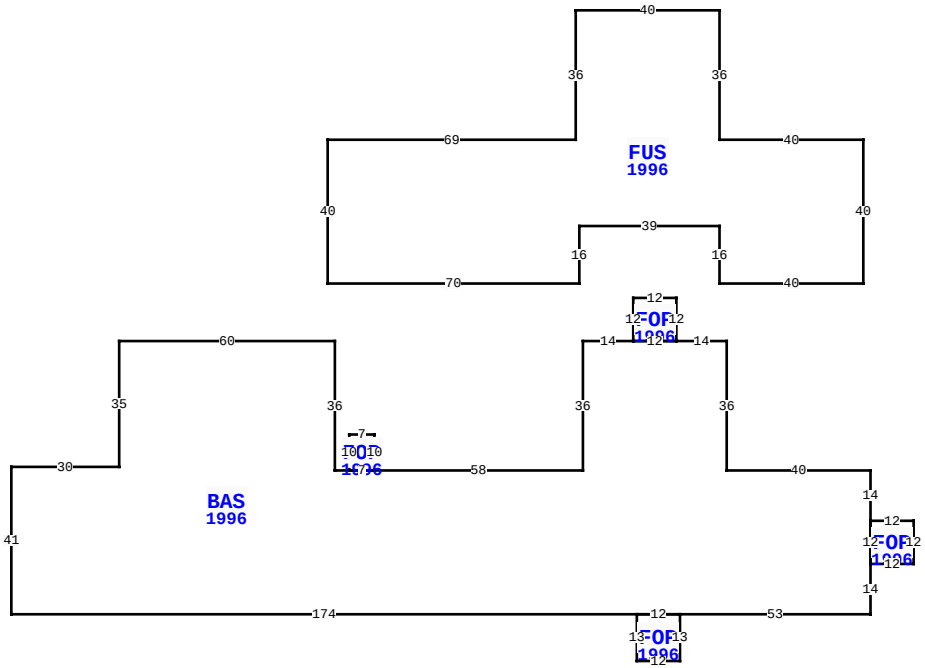
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		42 100
Frame	02	WOOD FRAME 100
Story Height		11 100
RMS		38 100
Stories	2.	2. 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	13,190	100	1996	13,190	1,636,615
FOP	70	30	1996	21	2,606
FOP	144	30	1996	43	5,335
FOP	144	30	1996	43	5,335
FOP	156	30	1996	47	5,832
FUS	6,776	100	1996	6,776	840,766
TOTALS	20,480			20,120	2,496,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	20,120	125.9643	188.00	3,782,560	1995	1995	0	0	0	34.00	66.00

4 OFFICE 0% - 0 Heated Area: 19966 HX Base Yr



BLD DATE	02/26/2021	KKRA	LGL DATE		
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026	MLU
INC DATE			AG DATE	10/27/2025	KBA

581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13064	MECH	0	01/01/2007
M13065	MECH	0	01/01/2007
M13496	MECH	0	01/01/2007
M13497	MECH	0	01/01/2007
M11867	MECH	0	01/01/2006
R08860	REPAIR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1996;ORIG=0,0] W40 N36 W14 W12 W14 S36 W58 W7 W4 N36 W60 S35 W30 S41 E174 E12 E53 N14 N12 N14 $
FUS=[YR=1996;ORIG=-2,-52] N40 W40 N36 W40 S36 W69 S40 E70 N16 E39 S16 E40 $
FOP=[YR=1996;ORIG=-65,40] S13 E12 N13 W12 $
FOP=[YR=1996;ORIG=-54,-36] N12 W12 S12 E12 $
FOP=[YR=1996;ORIG=0,26] E12 N12 W12 S12 $
FOP=[YR=1996;ORIG=-138,0] N10 W7 S10 E7 $
PTR=[ORIG=0,0] N60 S60 $
.

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	1123	CB 8"	0	0	56	2	112.00	SF	6.15	6.15	100	1987	1987	3	47	324	
32	1242	WD DECK A	0	0	0	0	1,142.00	SF	10.00	10.00	100	1992	1992	3	20	2,284	
33	2506	GOLF LIGHT	0	0	0	0	4.00	UT	10,000.00	10,000.00	100	1991	1991	3	20	8,000	
34	0424	CL FNC 6'	0	0	0	0	270.00	LF	20.00	20.00	100	1992	1992	3	27	1,458	
35	0425	CL FNC 8'	0	0	0	0	860.00	LF	10.65	10.65	100	1992	1992	3	27	2,473	
36	2503	GOLF CRS 3	0	0	0	0	4.00	UT	80,000.00	80,000.00	100	1989	1989	3	80	256,000	
37	0350	CARPORT WD	0	0	12	12	144.00	SF	13.00	13.00	100	2001	2001	3	20	374	
38	0940	SHEDS/PORT	0	0	16	13	208.00	SF	30.00	30.00	100	2001	2001	3	20	1,248	
39	0860	POOL/SPA	2	0	0	0	1.00	UT	60,000.00	60,000.00	100	1980	1980	05	85	51,000	
41	0860	POOL/SPA	2	0	0	0	1.00	UT	60,000.00	60,000.00	100	1980	1980	05	85	51,000	

TOTAL OB/XF 374,161

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

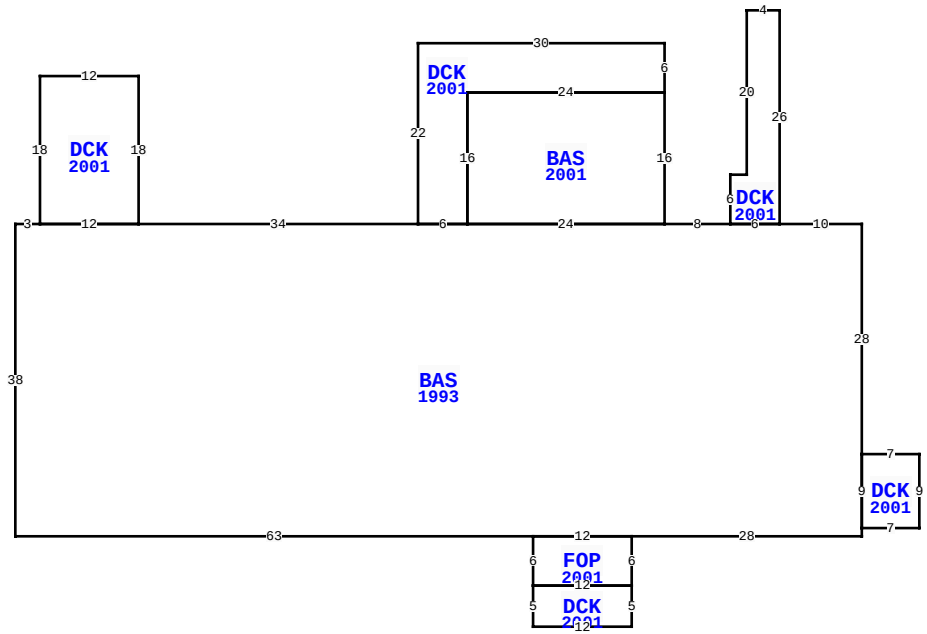
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		16 100
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	3,914	100	1993	3,914	202,778
BAS	384	100	2001	384	19,894
DCK	60	10	2001	6	311
DCK	63	10	2001	6	311
DCK	116	10	2001	12	622
DCK	216	10	2001	22	1,140
DCK	276	10	2001	28	1,450
FOP	72	30	2001	22	1,140
TOTALS	5,101			4,394	227,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	4,394	106.8058	159.41	700,448	1977	1982	0	0	0	67.50	32.50

5 OFFICE 0% - 0 Heated Area: 4298 HX Base Yr



BLD DATE	02/26/2021 KKRA	LGL DATE	
XF DATE	02/26/2021 KKRA	LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	10/27/2025 KBA

581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 5 of 38 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14658	NEW CONSTR	0	03/01/2005
B14659	NEW CONSTR	0	03/01/2005
B14660	NEW CONSTR	0	03/01/2005
B14661	NEW CONSTR	0	03/01/2005
B15243	NEW CONSTR	0	01/01/2005
B15244	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993;ORIG=0,0] W10 W6 W8 W24 W6 W34 W12 W3 S38 E63 E12 E28 N1 N9 N28 $
BAS=[YR=2001;ORIG=-24,0] N16 W24 S16 E24 $
DCK=[YR=2001;ORIG=-24,-16] N6 W30 S22 E6 N16 E24 $
DCK=[YR=2001;ORIG=-88,0] N18 W12 S18 E12 $
DCK=[YR=2001;ORIG=-10,0] N26 W4 S20 W2 S6 E6 $
FOP=[YR=2001;ORIG=-40,38] S6 E12 N6 W12 $
DCK=[YR=2001;ORIG=0,37] E7 N9 W7 S9 $
DCK=[YR=2001;ORIG=-40,44] S5 E12 N5 W12 $
.

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
43	0830	FLAGSTONE	0	0	0	0	784.00	SF	12.00	12.00	100	1970	1970	3	20	1,882	
44	0511	GARAGE CB-	0	0	12	12	144.00	SF	40.00	40.00	100	1970	1970	3	20	1,152	
45	1242	WD DECK A	0	0	12	14	168.00	SF	10.00	10.00	100	1998	1998	3	20	336	
46	0300	BOAT DCK W	0	0	0	0	305.00	SF	40.00	40.00	100	1970	1970	3	20	2,440	
47	0350	CARPORT WD	0	0	8	16	128.00	SF	13.00	13.00	100	2000	2000	3	20	333	
48	0820	WOOD WALK	0	0	0	0	45.00	SF	11.75	11.75	100	1990	1990	3	40	212	
49	0811	CONCRETE B	0	0	0	0	168.00	SF	5.20	5.20	100	1970	1970	3	20	175	
50	0820	WOOD WALK	0	0	0	0	336.00	SF	11.75	11.75	100	1990	1990	3	40	1,579	
51	0427	CL FNC 10'	45	0	0	0	400.00	LF	13.51	13.51	100	2013	2013	3	81	4,377	
52	0991	TENNIS CRT	45	0	0	0	2.00	UT	18,000.00	18,000.00	100	2013	2013	3	90	32,400	

TOTAL OB/XF 44,886

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

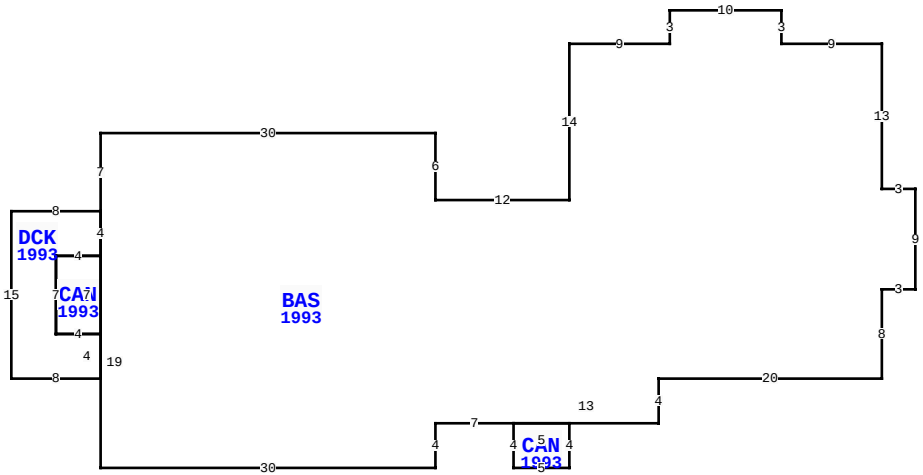
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		8 100
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	2,069	100	1993	2,069	50,777
CAN	20	30	1993	6	147
CAN	28	30	1993	8	196
DCK	92	10	1993	9	221
TOTALS	2,209			2,092	51,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,092	82.2150	122.71	256,709	1950	1960	0	0	0	80.00	20.00

6 OFFICE 0% - 0 Heated Area: 2069 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE		
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026	MLU
INC DATE			AG DATE	10/27/2025	KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09557	MECH	0	01/01/2005
B11067	CHNGE SRVC	38,000	04/29/2003
E017844	NEW CONSTR	0	03/01/2001
B0107950	XFOB	3,000	02/01/2001
B0108022	REMODEL	5,275	02/01/2001
E017745	CHNGE SRVC	700	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993] W3 N13 W9 N3 W10 S3 W9 S14 W12 N6 W30S7DCK=[YR=1993] W8S15 E8N4W4N7E4N4$S4 CAN=[YR=1993] W4 S7 E4 N7 $ S19 E30 N4 E7 CAN=[YR=1993] S4 E5 N4 W5$E13 N4 E20 N8 E3 N9 $.

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
53	0998	T-CRT LGHT	45	0	0	0	8.00	UT	4,000.00	4,000.00	100	1987	1987	3	20	6,400	
54	0422	CL FNC 4'	45	0	0	0	240.00	LF	15.00	15.00	100	2013	2013	3	81	2,916	
55	0463	FENCE GATE	45	0	0	0	4.00	UT	300.00	300.00	100	2013	2013	3	81	972	
56	0820	WOOD WALK	45	0	6	3	18.00	SF	11.75	11.75	100	1990	1990	3	40	85	
57	0820	WOOD WALK	46	0	0	0	66.00	SF	11.75	11.75	100	1990	1990	3	40	310	
58	0504	FP-ELECTRI	47	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	54	1,080	
59	0850	PEBBLE WLK	0	0	0	0	384.00	SF	3.50	3.50	100	1996	1996	3	68	914	
60	0402	CONC BUMPE	47	0	0	0	1.00	UT	25.00	25.00	100	1996	1996	3	76	19	
62	0510	GARAGE WD-	48	0	57	24	1,368.00	SF	35.00	35.00	100	2001	2001	3	27	12,928	
63	0820	WOOD WALK	48	0	0	0	1,078.00	SF	11.75	11.75	100	1987	1987	3	40	5,067	

TOTAL OB/XF 30,691

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

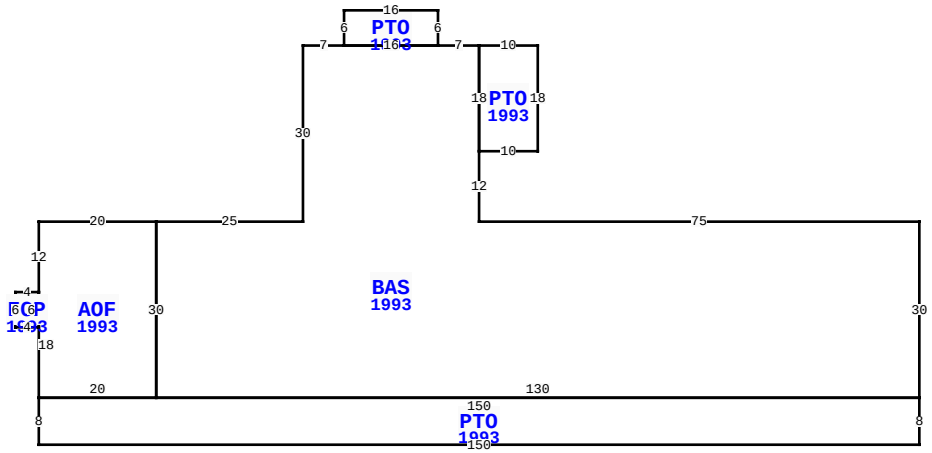
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Class	00	. 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	600	185	1993	1,110	10,106
BAS	4,800	100	1993	4,800	43,703
FOP	24	50	1993	12	109
PTO	96	5	1993	5	46
PTO	180	5	1993	9	82
PTO	1,200	5	1993	60	546
TOTALS	6,900			5,996	54,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	5,996	58.0927	27.59	165,430	1987	1987	0	0	0	67.00	33.00

7 STOR WAREH 0% - 0 Heated Area: 5400 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014527	NEW CONSTR	2,000	02/01/2001
B006734	NEW CONSTR	6,048	03/01/2000
B007010	REMODEL	159,360	03/01/2000
V000073	REMODEL	1,700	03/01/2000
B996355	NEW CONSTR	143,880	08/01/1999
B995994	NEW CONSTR	174,272	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993;ORIG=0,0] W75 N12 N18 W7 W16 W7 S30 W25 S30 E130 N30 $
PTO=[YR=1993;ORIG=-150,30] S8 E150 N8 W150 $
AOF=[YR=1993;ORIG=-130,0] W20 S12 S18 E20 N30 $
PTO=[YR=1993;ORIG=-75,-12] E10 N18 W10 S18 $
PTO=[YR=1993;ORIG=-82,-30] N6 W16 S6 E16 $
FOP=[YR=1993;ORIG=-150,12] W4 S6 E4 N6 $
.

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
64	0811	CONCRETE B	0	0	57	10	570.00	SF	5.20	5.20	100	2001	2001	3	77	2,282	
65	0972	ST LGHT UN	51	0	0	0	3.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	1,518	
66	0510	GARAGE WD-	51	0	16	16	256.00	SF	35.00	35.00	100	1978	1978	3	20	1,792	
67	0810	CONCRETE A	0	0	12	14	180.00	SF	6.50	6.50	100	1989	1989	3	52	608	
68	0510	GARAGE WD-	0	0	18	18	324.00	SF	35.00	35.00	100	1970	1970	3	20	2,268	
69	0350	CARPORT WD	0	0	18	18	324.00	SF	13.00	13.00	100	1970	1970	3	20	842	
70	0975	ST LT/ARM	51	0	0	0	4.00	UT	500.00	500.00	100	1980	1980	3	20	400	
71	0811	CONCRETE B	0	0	0	0	923.00	SF	5.20	5.20	100	1989	1989	3	52	2,496	
72	0966	FIRE SPRNK	1	0	0	0	26,748.00	SF	3.00	3.00	100	1993	1993	3	62	49,751	
73	0504	FP-ELECTRI	54	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	

TOTAL OB/XF 63,197

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

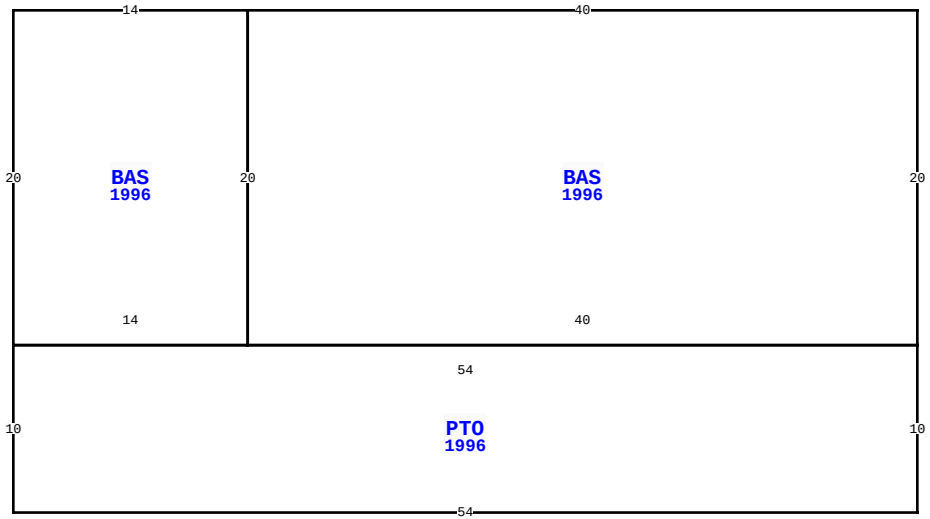
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 60
Interior Wall	01	MINIMUM 40
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	03	MASONRY 100
Story Height		10 100
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	280	100	1996	280	6,087
BAS	800	100	1996	800	17,391
PTO	540	5	1996	27	587
TOTALS	1,620			1,107	24,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,107	78.8952	37.48	41,490	1996	1996	0	0	0	42.00	58.00

8 STOR WAREH 0% - 0 Heated Area: 1080 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE		
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026	MLU
INC DATE			AG DATE	10/27/2025	KBA

NASSAU COUNTY PROPERTY

PAGE 8 of 38 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M993644	FIRE SPRNK	7,655	01/02/1999
E951580	REMODEL	2,500	02/01/1995
B941053	NEW CONSTR	58,000	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1996] W40 BAS=[YR=1996] W14 S20 PTO=[YR=1996]
S10E54N10W54$E14 N20 $ S20 E40 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
74	0382	CHILLER	0	0	23	10	230.00	SF	92.50	92.50	100	1994	1994	3	20	4,255	
75	0383	FREEZER	0	0	10	20	200.00	SF	105.00	105.00	100	1994	1994	3	20	4,200	
76	0966	FIRE SPRNK	0	0	0	0	8,022.00	SF	3.00	3.00	100	1996	1996	3	68	16,365	
77	0504	FP-ELECTRI	1	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	97	1,940	
78	0855	CONC PAVER	1	0	0	0	2,243.00	SF	10.00	10.00	100	2018	2018	3	96	21,533	
79	0812	CONCRETE C	1	0	0	0	1,008.00	SF	4.00	4.00	100	2018	2018	3	96	3,871	
80	0855	CONC PAVER	1	0	0	0	24.00	SF	10.00	10.00	100	2018	2018	3	96	230	
81	0812	CONCRETE C	1	0	0	0	70,812.00	SF	4.00	4.00	100	2025	2024	03	100	283,248	
82	4310	CANOPIES F	59	0	60	40	2,400.00	UT	22.75	22.75	100	2025	2024	03	95	51,870	

LAND DESCRIPTION

TOTAL OB/XF 387,512

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

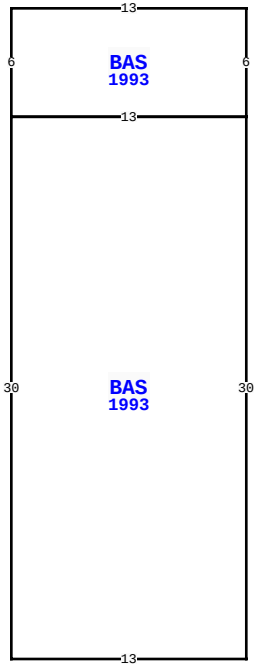
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
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	78	100	1993	78	728
BAS	390	100	1993	390	3,640
TOTALS	468			468	4,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	468	59.5350	28.28	13,235	1987	1987	0	0	0	67.00	33.00

10 STOR WAREH 0% - 0 Heated Area: 468 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993] W13 S6 BAS=[YR=1993] S30 E13 N30 W13 $ E13 N6 $
.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

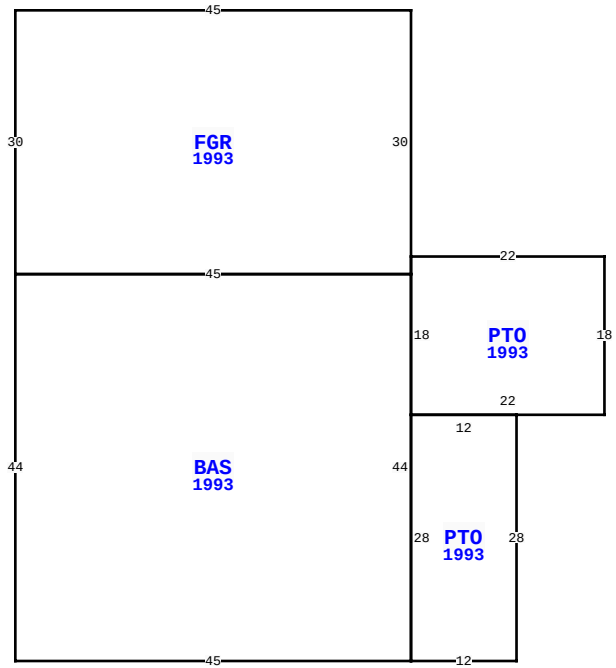
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		7 100
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	1,980	100	1993	1,980	145,204
FGR	1,350	60	1993	810	59,402
PTO	336	5	1993	17	1,247
PTO	396	5	1993	20	1,467
TOTALS	4,062			2,827	207,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,827	90.9168	134.56	380,401	1990	1990	0	0	0	45.50	54.50

13 RETAILSTOR 0% - 0 Heated Area: 1980 HX Base Yr



BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

581705 WHITE OAK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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

FGR=[YR=1993] W45 S30 BAS=[YR=1993] S44 E45 PTO=[YR=1993] E12N28W12PTO=[YR=1993] E22N18W22S18$S28$N44W45$E45N30 $.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

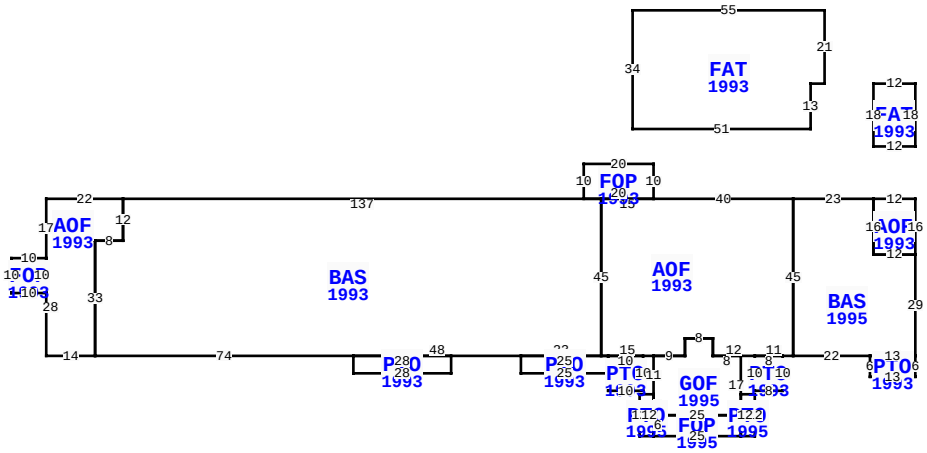
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		4 100
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	192	185	1993	355	10,421
AOF	726	185	1993	1,343	39,425
AOF	2,435	185	1993	4,505	132,249
BAS	6,429	100	1993	6,429	188,730
BAS	1,383	100	1995	1,383	40,599
FAT	216	20	1993	43	1,262
FAT	1,818	20	1993	364	10,685
FOP	100	50	1993	50	1,468
FOP	200	50	1993	100	2,936
FOP	150	50	1995	75	2,202
TOTALS	14,733			15,653	459,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	15,653	63.3600	35.80	560,377	1988	1988	0	0	0	18.00	82.00

14 LGHT MANUF 0% - 0 Heated Area: 12037 HX Base Yr



** This building has 18 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE		
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NASSAU COUNTY PROPERTY

PAGE 11 of 38 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

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: GILMAN INVESTMENT LLC						
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

AOF=[YR=1993] W12 BAS=[YR=1995] W23 AOF=[YR=1993] W40
FOP=[YR=1993] N10W20S10 E20$ W15 BAS=[YR=1993] W137
AOF=[YR=1993] W22S17 FOP=[YR=1993] W10S10E10N10$
S28E14N33E8N12$S12W8S33E74 PTO=[YR=1993]
S5E28N5W28$E48PTO=[YR=1993] S5E25PTO=[YR=1993]
S5E10N10W10S5$N5 W25$E23N45$S45E15GOF=[YR=1995] S11
PTO=[YR=1995] W4S12E4N12$S6FOP=[YR=1995] S6E25PTO=[YR=1995]
E4N12W4S12$N6W25$ E25N17W8N5W8S5W9$E9N5E8S5E12 PTO=[YR=1993]
S10E8N10W8$E11N45$S45 E22PTO=[YR=1993] S6E13N6W13$E13N29
W12N16$S16E12N16$ PTR=N15 FAT=[YR=1993] N18W12S18E12$ S15$
PTR=N20W30 FAT=[YR=1993] N13E4N21W55 S34E51$ E30S20$.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

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PT GOVT LOT 1 & PT SW1/4 OF

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2026

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BUILDING CHARACTERISTICS

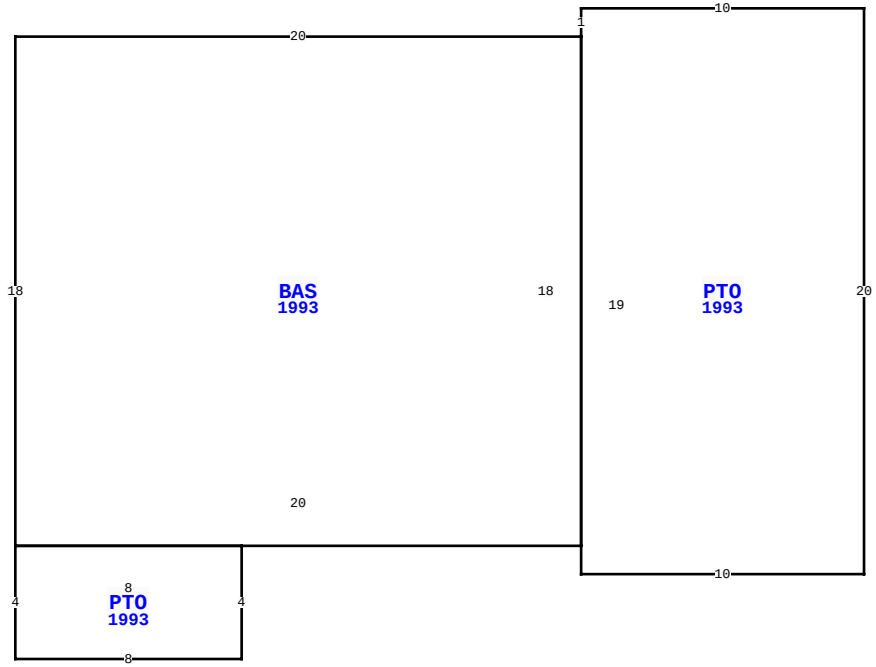
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		7 100
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	360	100	1993	360	2,798
PTO	32	5	1993	2	16
PTO	200	5	1993	10	78
TOTALS	592			372	2,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	372	54.5530	25.91	9,639	1985	1985	0	0	0	70.00	30.00

15 STOR WAREH 0% - 0 Heated Area: 360 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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

PTO=[YR=1993] W10S1BAS=[YR=1993] W20S18 PTO=[YR=1993]
S4E8N4W8$E20N18$S19E10 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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

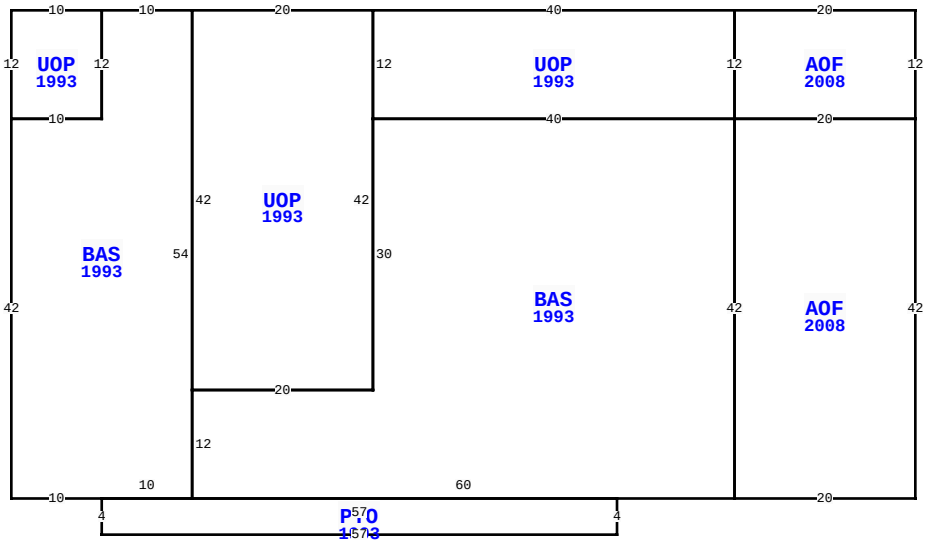
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		6 100
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	240	185	2008	444	6,002
AOF	840	185	2008	1,554	21,008
BAS	960	100	1993	960	12,978
BAS	1,920	100	1993	1,920	25,956
PTO	228	5	1993	11	149
UOP	120	30	1993	36	487
UOP	480	30	1993	144	1,947
UOP	840	30	1993	252	3,407
TOTALS	5,628			5,321	71,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	5,321	54.2020	25.75	137,016	1989	1994	0	0	0	47.50	52.50

16 STOR WAREH 0% - 0 Heated Area: 3960 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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

AOF=[YR=2008] W20UOP=[YR=1993] W40UOP=[YR=1993]
W20BAS=[YR=1993] W10UOP=[YR=1993] W10S12
E10N12$S12W10S42E10PTO=[YR=1993] S4
E57N4W57$E10N54$S42E20N42$S12 E40N12$S12BAS=[YR=1993]
W40S30W20S12 E60N42$AOF=[YR=2008] S42E20N42W20$ E20N12$.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

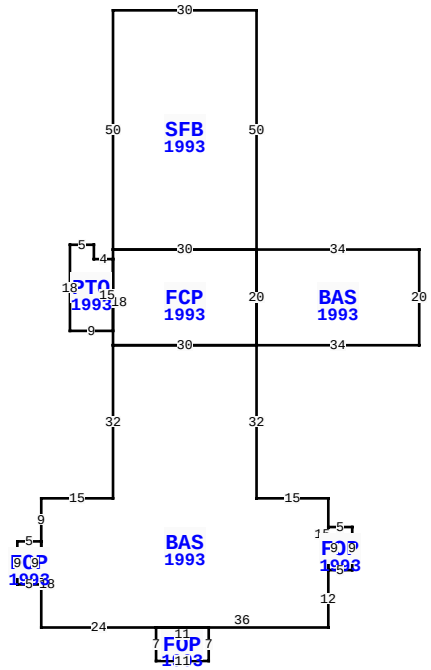
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Plumbing		13 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		10 100
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	680	100	1993	680	5,246
BAS	2,580	100	1993	2,580	19,902
FCP	600	60	1993	360	2,777
FOP	45	50	1993	22	170
FOP	45	50	1993	22	170
FOP	77	50	1993	38	293
PTO	150	5	1993	8	62
SFB	1,500	80	1993	1,200	9,257
TOTALS	5,677			4,910	37,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	4,910	81.2093	38.57	189,379	1977	1977	0	0	0	80.00	20.00

17 STOR WAREH 0% - 0 Heated Area: 4460 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993] W34 SFB=[YR=1993] N50 W30 S50 FCP=[YR=1993]
S2PTO=[YR=1993] W4N3W5 S18E9N15$S18BAS=[YR=1993] S32W15S9
FOP=[YR=1993] W5S9E5N9$S18E24 FOP=[YR=1993] S7E11N7W11$E36N12
FOP=[YR=1993] E5N9W5S9$N15W15N32W30$
E30N20W30$E30$S20E34N20$.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

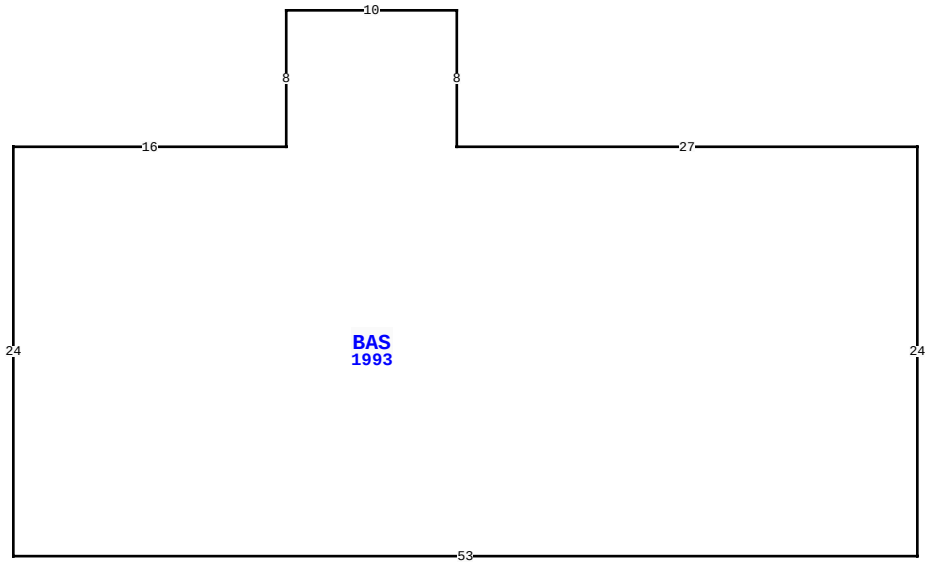
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,352	100	1993	1,352	115,631
TOTALS	1,352			1,352	115,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,352	126.6720	133.01	179,830	1974	1974	0	0	0	35.70	64.30

19 SINGLE FAM 0% - 0 Heated Area: 1352 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993] W27 N8 W10 S8 W16 S24 E53 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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 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		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

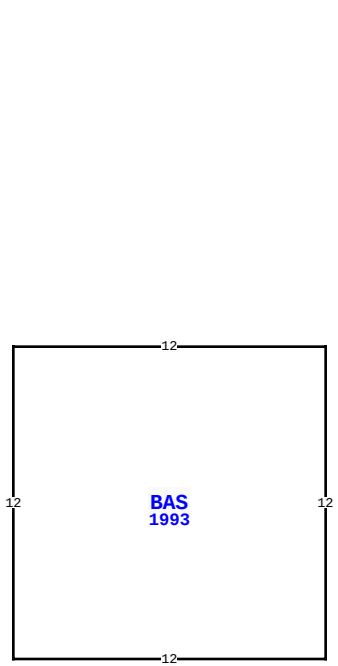
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100	1993	144	13,713
FDS	64	60	1993	38	3,618
TOTALS	208			182	17,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	182	128.8980	192.38	35,013	1988	1988	0	0	0	50.50	49.50

23 OFFICE 0% - 0 Heated Area: 144 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993;ORIG=0,0] W12 S12 E12 N12 $
FDS=[YR=1993;ORIG=2,-5] N8 E8 S8 W8 $
PTR=[ORIG=0,0] N15 S15 $
.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

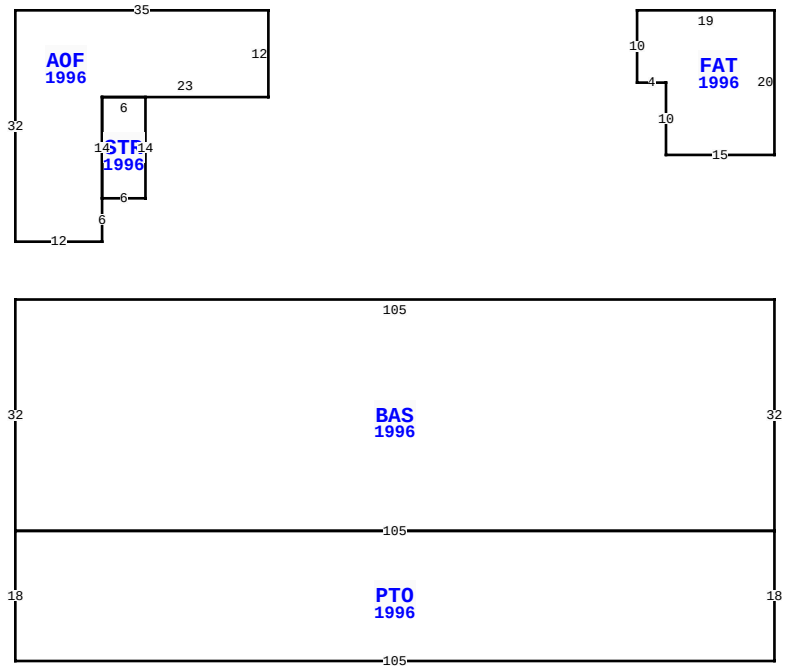
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		7 100
Stories	2.	2. 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	660	185	1996	1,221	21,097
BAS	3,360	100	1996	3,360	58,055
FAT	340	20	1996	68	1,175
PTO	1,890	5	1996	94	1,624
STR	84	10	1996	8	138
TOTALS	6,334			4,751	82,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	4,751	62.7064	29.79	141,532	1996	1996	0	0	0	42.00	58.00

28 STOR WAREH 0% - 0 Heated Area: 4088 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

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TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1996] W105 S32 PTO=[YR=1996] S18 E105N18W105$E105 N32 $ PTR= N40W70 AOF=[YR=1996] W35 S32 E12 N6 STR=[YR=1996] E6N14W6S14$N14E23N12 $ S40E70 $ PTR= N20 FAT=[YR=1996] N20 W19S10E4S10E15 $ S20 $.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

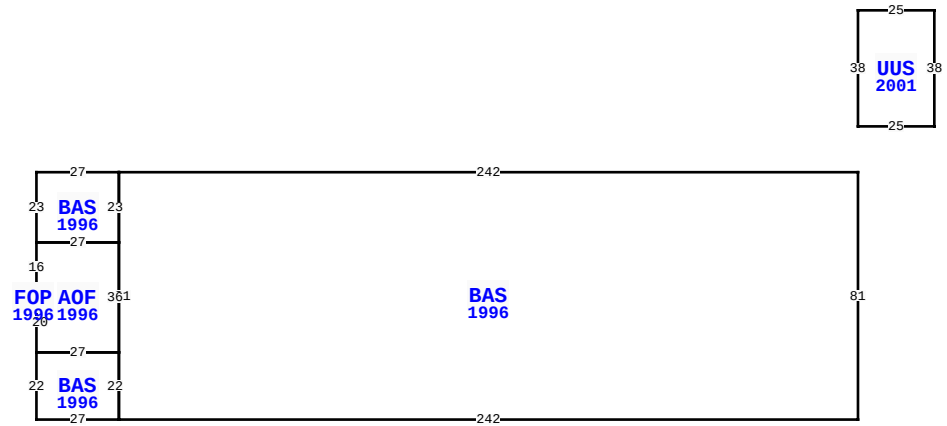
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		4 100
Stories	1.5	1.5 100
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	972	185	1996	1,798	40,939
BAS	594	100	1996	594	13,525
BAS	621	100	1996	621	14,140
BAS	19,602	100	1996	19,602	446,323
FOP	8	50	1996	4	91
UUS	950	50	2001	475	10,816
TOTALS	22,747			23,094	525,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	23,094	91.3140	43.37	1,001,587	1994	1994	0	0	0	47.50	52.50

32 STOR WAREH 0% - 0 Heated Area: 21789 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1996] W242 BAS=[YR=1996] W27 S23 AOF=[YR=1996] S16
FOP=[YR=1996] W2 S4 E2 N4 $ S20 BAS=[YR=1996] S22 E27 N22 W27
$ E27 N36 W27 $ E27 N23 $ S81 E242 N81 $ PTR=N15
UUS=[YR=2001] N38 E25 S38 W25$ S15$.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

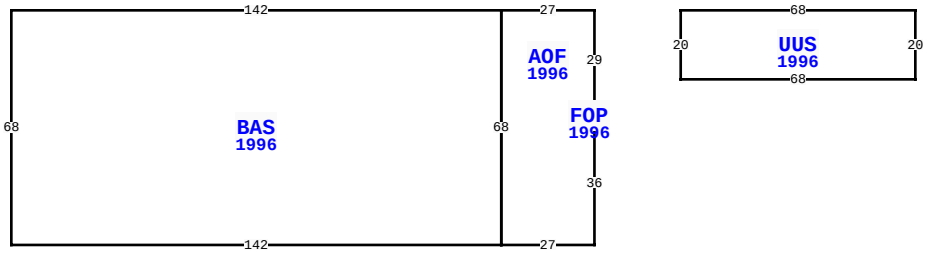
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		19 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		3 100
Stories	1.5	1.5 100
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	1,827	185	1996	3,380	83,011
BAS	9,656	100	1996	9,656	237,147
FOP	9	50	1996	4	98
UUS	1,360	50	1996	680	16,700
TOTALS	12,852			13,720	336,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	13,720	98.4744	46.78	641,822	1994	1994	0	0	0	47.50	52.50

33 STOR WAREH 0% - 0 Heated Area: 11483 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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

AOF=[YR=1996] W27 BAS=[YR=1996] W142 S68 E142 N68 $ S68 E27 N36FOP=[YR=1996] N3W3S3E3$W3N3E3N29 $ PTR= E25 UUS=[YR=1996] E68 S20 W68 N20 $ 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

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

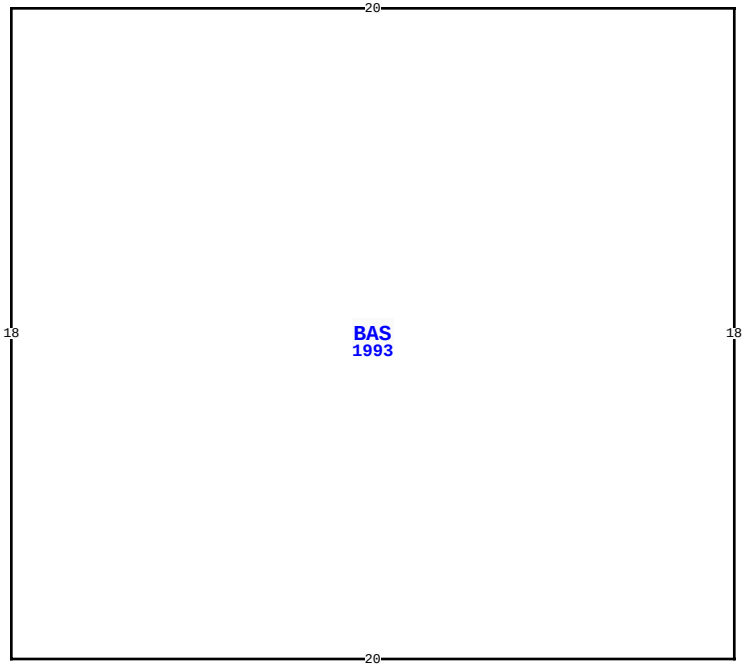
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story 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	360	100	1993	360	3,984
TOTALS	360			360	3,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	360	55.4770	26.35	9,486	1990	1990	0	0	0	58.00	42.00

35 STOR WAREH 0% - 0 Heated Area: 360 HX Base Yr



BLD DATE	02/26/2021	KKRA	LGL DATE
XF DATE	02/26/2021	KKRA	LAND DATE 05/27/2026 MLU
INC DATE			AG DATE 10/27/2025 KBA

581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993] W20 S18 E20 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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

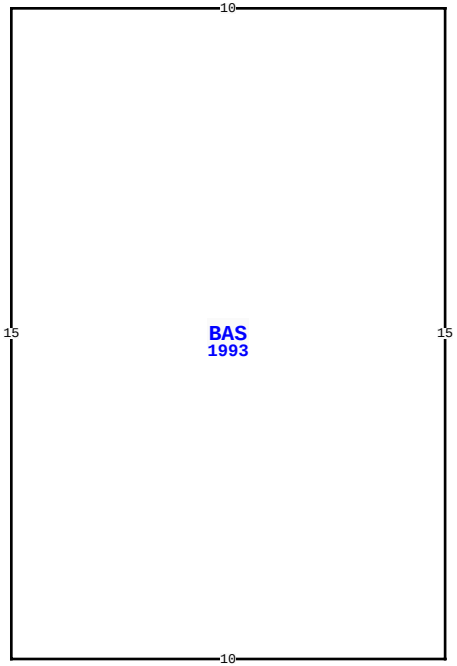
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	150	100	1993	150	798
TOTALS	150			150	798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	150	56.0280	26.61	3,992	1980	1980	0	0	0	80.00	20.00

36 STOR WAREH 0% - 0 Heated Area: 150 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE		
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026	MLU
INC DATE			AG DATE	10/27/2025	KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993] W10 S15 E10 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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

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23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 50
Exterior Wall	28	GLASS THRM 50
Roof Structur	08	IRREGULAR 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

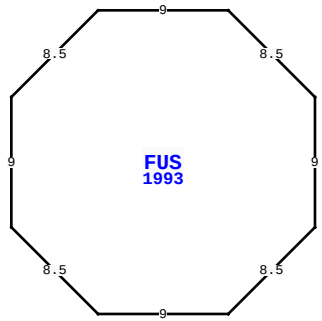
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

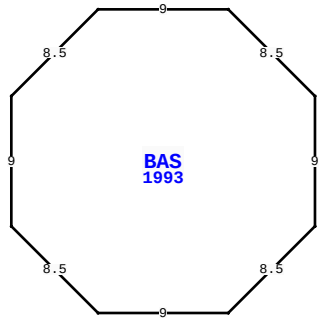
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	369	100	1993	369	45,219
FUS	369	100	1993	369	45,219
TOTALS	738			738	90,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	738	132.7725	150.36	110,966	1988	1988	0	0	0	18.50	81.50

38 CLUB HOUSE 0% - 0 Heated Area: 738 HX Base Yr





581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE		
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026	MLU
INC DATE			AG DATE	10/27/2025	KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993] U6 L6 W9 L6 D6 S9 D6 R6 E9 U6 R6 N9$ PTR=N15
FUS=[YR=1993] N9 U6 L6 W9 L6 D6 S9 D6 R6 E9 U6 R6 $S15 $.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

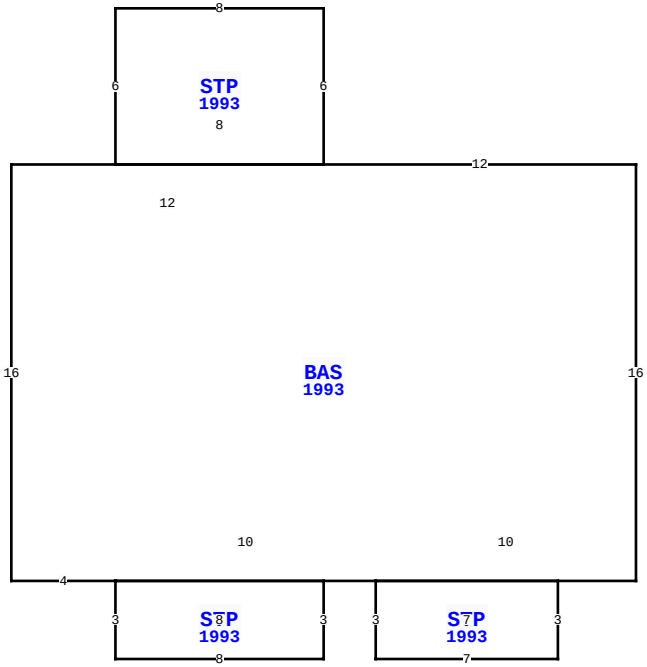
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	384	100	1993	384	6,731
STP	21	10	1993	2	35
STP	24	10	1993	2	35
STP	48	10	1993	5	88
TOTALS	477			393	6,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	393	77.6790	36.90	14,502	1992	1992	0	0	0	52.50	47.50

41 STOR WAREH 0% - 0 Heated Area: 384 HX Base Yr



BLD DATE	02/26/2021	KKRA
XF DATE	02/26/2021	KKRA
INC DATE		
LGL DATE		
LAND DATE	05/27/2026	MLU
AG DATE	10/27/2025	KBA

581705 WHITE OAK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993] W12STP=[YR=1993] N6W8S6E8$
W12S16E4STP=[YR=1993] S3E8N3W8$E10 STP=[YR=1993]
S3E7N3W7$E10N16$.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

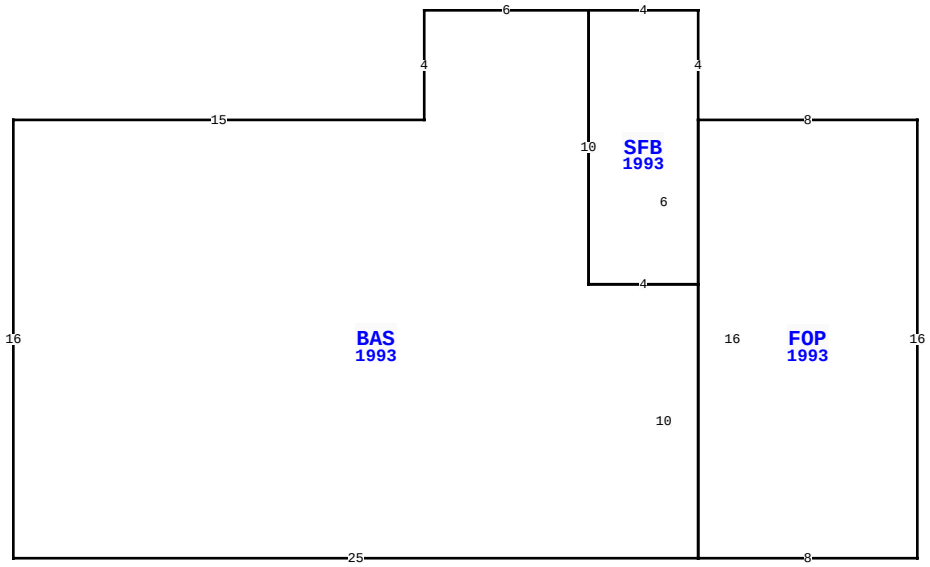
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	28	GLASS THRM 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	08	DECORATIVE 100
Interior Floo	08	SHT VINYL 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	400	100	1993	400	52,364
FOP	128	30	1993	38	4,974
SFB	40	80	1993	32	4,189
TOTALS	568			470	61,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	470	151.5800	159.16	74,805	1987	1987	0	0	0	17.75	82.25

45 SINGLE FAM 0% - 0 Heated Area: 432 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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

FOP=[YR=1993] W8 SFB=[YR=1993] N4 W4 BAS=[YR=1993]
W6S4W15S16E25N10W4N10$ S10E4N6$S16E8N16$.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

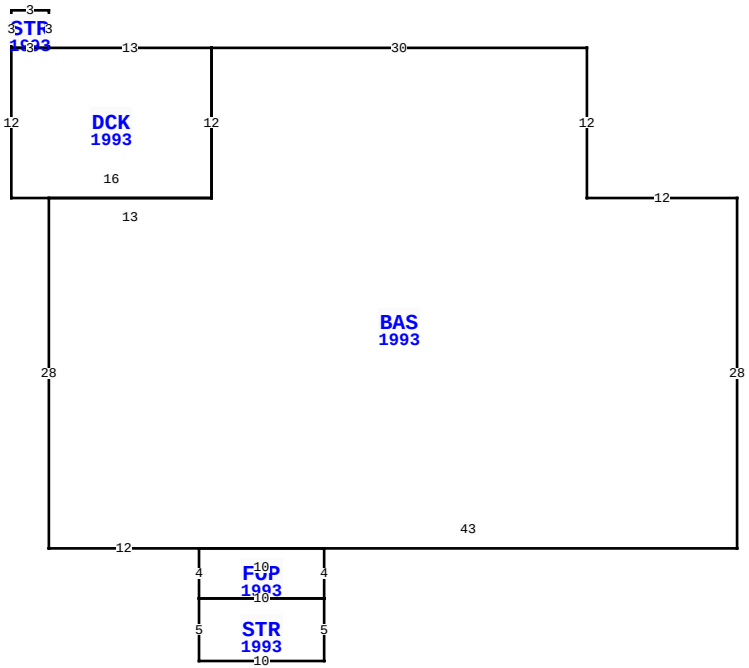
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,900	100	1993	1,900	104,211
DCK	192	10	1993	19	1,042
FOP	40	30	1993	12	658
STR	9	10	1993	1	55
STR	50	10	1993	5	274
TOTALS	2,191			1,937	106,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	101.9200	107.02	207,298	1950	1960	0	0	0	48.75	51.25

46 SINGLE FAM 0% - 0 Heated Area: 1900 HX Base Yr



BLD DATE	02/26/2021	KKRA	LGL DATE
XF DATE	02/26/2021	KKRA	LAND DATE 05/27/2026 MLU
INC DATE			AG DATE 10/27/2025 KBA

581705 WHITE OAK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993] W12 N12 W30 DCK=[YR=1993] W13STR=[YR=1993] N3W3S3E3$W3 S12 E16 N12 $ S12 W13 S28 E12 FOP=[YR=1993] S4 STR=[YR=1993] S5E10N5W10$E10 N4 W10 $ E43 N28 $.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

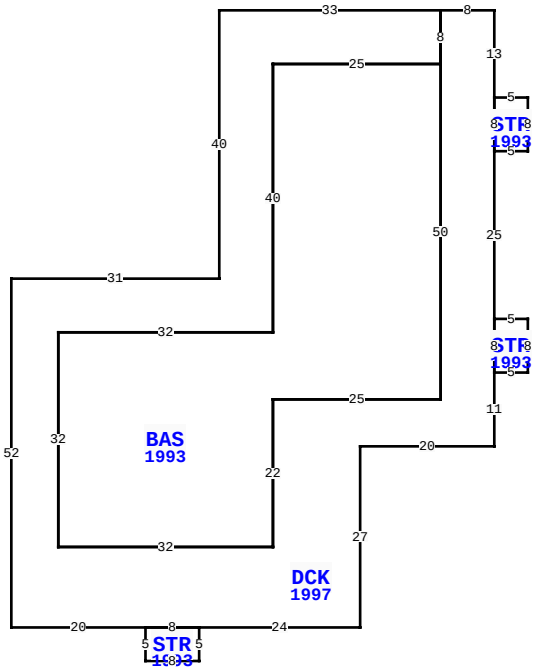
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,274	100	1993	2,274	201,580
DCK	2,570	10	1997	257	22,782
STR	40	10	1993	4	355
STR	40	10	1993	4	355
STR	40	10	1993	4	355
TOTALS	4,964			2,543	225,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,543	116.4480	122.27	310,933	1950	1970	0	0	0	27.50	72.50

47 SINGLE FAM 0% - 0 Heated Area: 2274 HX Base Yr



BLD DATE	02/26/2021	KKRA	LGL DATE
XF DATE	02/26/2021	KKRA	LAND DATE 05/27/2026 MLU
INC DATE			AG DATE 10/27/2025 KBA

581705 WHITE OAK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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

DCK=[YR=1997;ORIG=-25,0] E25 N8 W33 S40 W31 S52 E20 E8 E24
N27 E20 N11 N8 N25 N8 N13 W8 S8 S50 W25 S22 W32 N32 E32 N40 $
BAS=[YR=1993;ORIG=0,0] W25 S40 W32 S32 E32 N22 E25 N50 $
STR=[YR=1993;ORIG=-44,84] S5 E8 N5 W8 $
STR=[YR=1993;ORIG=8,46] E5 N8 W5 S8 $
STR=[YR=1993;ORIG=8,13] E5 N8 W5 S8 $
.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

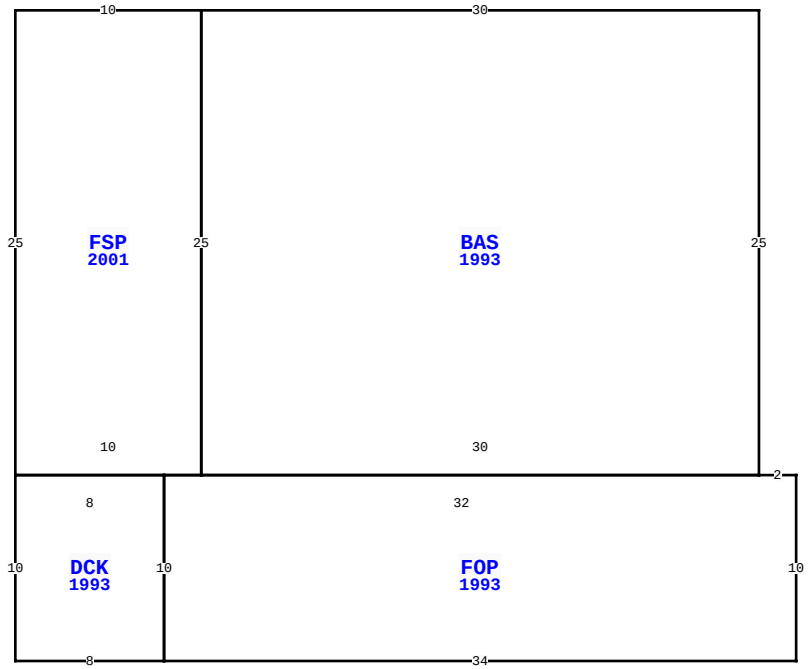
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	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	750	100	1993	750	75,189
DCK	80	10	1993	8	802
FOP	340	30	1993	102	10,226
FSP	250	40	2001	100	10,025
TOTALS	1,420			960	96,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	960	130.7880	137.33	131,837	1989	1989	0	0	0	27.00	73.00

48 SINGLE FAM 0% - 0 Heated Area: 750 HX Base Yr



BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 27 of 38 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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

FOP=[YR=1993] W2 BAS=[YR=1993] N25W30 FSP=[YR=2001] W10 S25 DCK=[YR=1993] S10E8 N10W8$E10N25$S25E30$W32S10E34 N10$.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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581705 WHITE OAK RD
YULEE, FL 32097

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

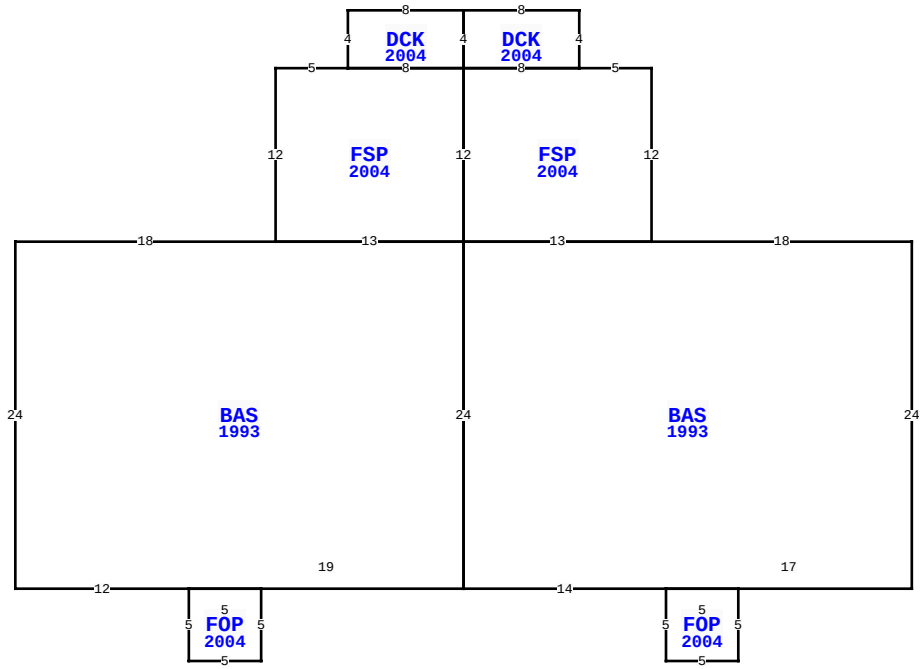
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
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	744	100	1993	744	96,007
BAS	744	100	1993	744	96,007
DCK	32	10	2004	3	387
DCK	32	10	2004	3	387
FOP	25	30	2004	8	1,032
FOP	25	30	2004	8	1,032
FSP	156	40	2004	62	8,000
FSP	156	40	2004	62	8,000
TOTALS	1,914			1,634	210,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,634	111.1800	154.54	252,518	1978	1988	0	0	0	16.50	83.50

49 DUPLEX 0% - 0 Heated Area: 1488 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993] W18 FSP=[YR=2004] N12 W5 DCK=[YR=2004] N4W8 DCK=[YR=2004] W8S4 FSP=[YR=2004] W5S12BAS=[YR=1993] W18S24E12 FOP=[YR=2004] S5E5N5W5$E19N24W13$E13 N12W8$E8N4$S4E8$W8S12E13$W13 S24E14FOP=[YR=2004] S5E5N5W5$E17N24$.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

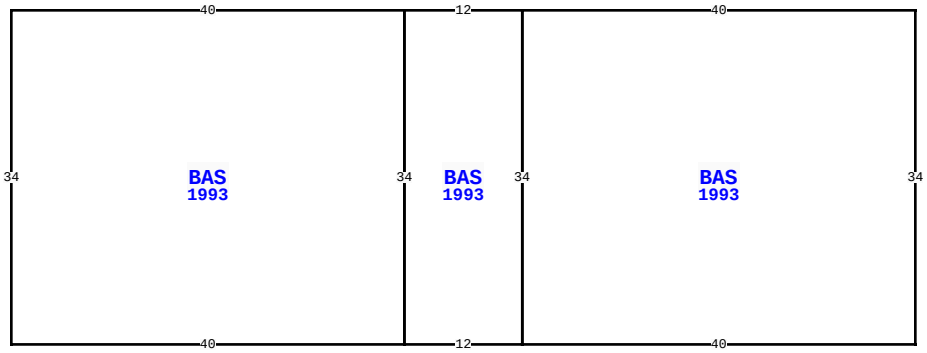
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	29	NONE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		8 100
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	408	100	1993	408	3,095
BAS	1,360	100	1993	1,360	10,316
BAS	1,360	100	1993	1,360	10,316
TOTALS	3,128			3,128	23,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	3,128	56.1900	15.17	47,452	1977	1977	0	0	0	50.00	50.00

50 BARNS 0% - 0 Heated Area: 3128 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993] W40 BAS=[YR=1993] W12 BAS=[YR=1993] W40 S34 E40 N34$ S34 E12 N34$ S34 E40 N34$.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

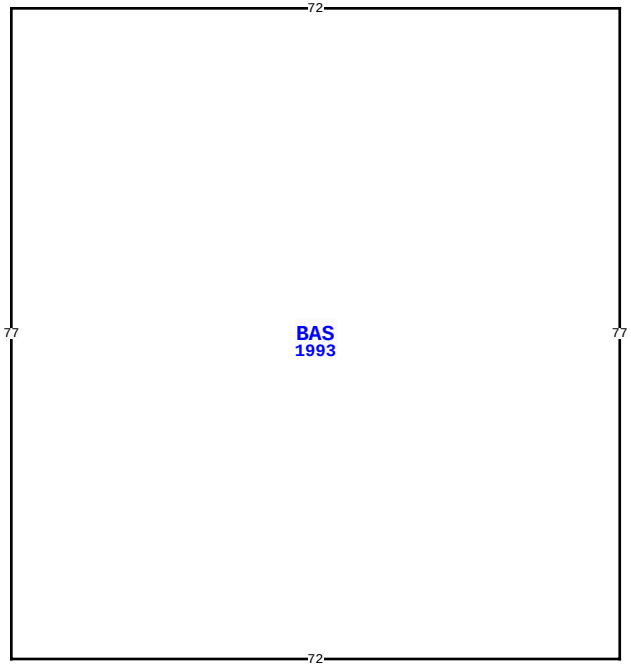
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 60
Exterior Wall	06	BD/BATTEN 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		12 100
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	5,544	100	1993	5,544	19,349
TOTALS	5,544			5,544	19,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	5,544	25.8509	6.98	38,697	1992	1992	0	0	0	50.00	50.00

51 BARNS 0% - 0 Heated Area: 5544 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=1993] W72 S77 E72 N77 $.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

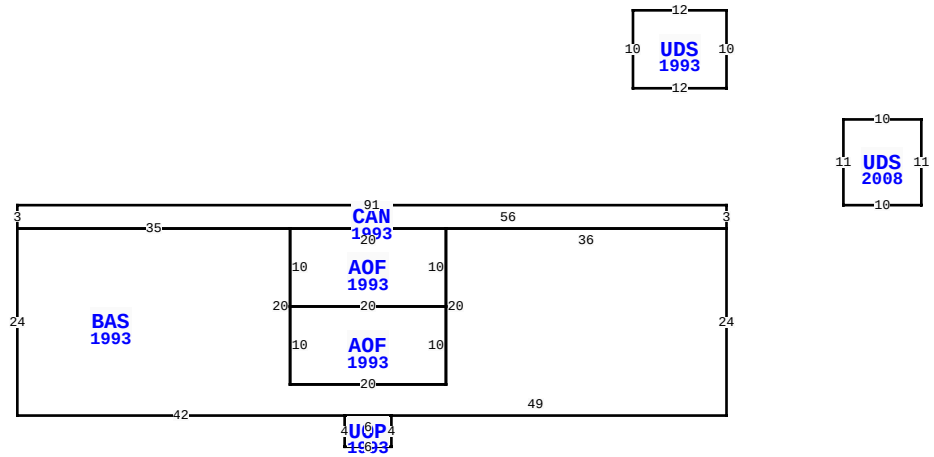
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story 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
AOF	200	185	1993	370	2,847
AOF	200	185	1993	370	2,847
BAS	1,784	100	1993	1,784	13,728
CAN	273	30	1993	82	631
UDS	120	40	1993	48	370
UDS	110	40	2008	44	339
UOP	24	30	1993	7	54
TOTALS	2,711			2,705	20,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	2,705	56.9923	15.39	41,630	1988	1988	0	0	0	50.00	50.00

52 BARNS 0% - 0 Heated Area: 2184 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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

CAN=[YR=1993] W91 S3 BAS=[YR=1993] S24 E42 UOP=[YR=1993] S4 E6 N4 W6 $ E49 N24 W36 S20 W20 N20 W35 $ E35 AOF=[YR=1993] S10 AOF=[YR=1993] S10 E20 N10 W20 $ E20 N10 W20 $ E56 N3 $ PTR= N15 UDS=[YR=1993] N10 W12 S10 E12 $ S15 $ PTR=E15UDS=[YR=2008] E10 N11W10S11$W15$.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

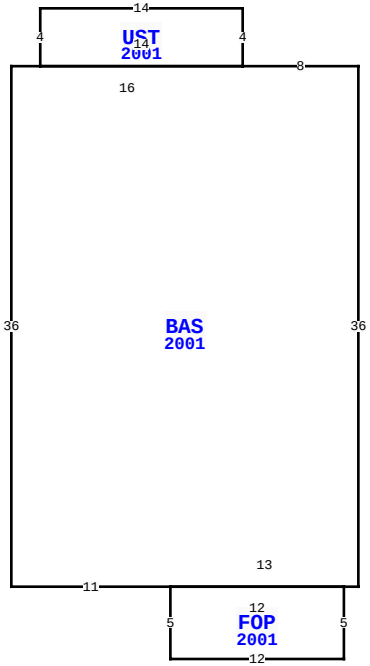
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	864	100	2001	864	76,532
FOP	60	30	2001	18	1,594
UST	56	45	2001	25	2,215
TOTALS	980			907	80,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	907	115.5600	121.34	110,055	1989	1989	0	0	0	27.00	73.00

54 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=2001] W8 UST=[YR=2001] N4 W14 S4 E14 $ W16 S36 E11
FOP=[YR=2001] S5 E12 N5 W12 $ E13 N36 $.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	21	STONE 40
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 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
Frame	04	REIN CONC 100
Story Height		22 100
Quality	04	Quality Level 04

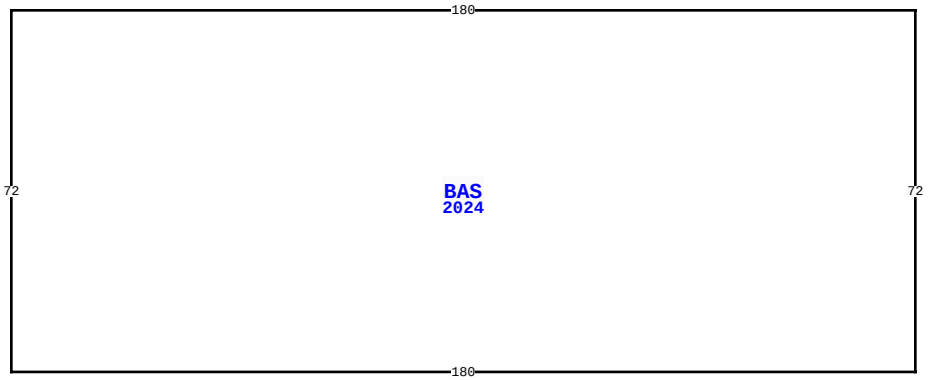
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,960	100	2024	12,960	481,630
TOTALS	12,960			12,960	481,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	12,960	85.0283	39.96	517,882	2021	2021	0	0	0	7.00	93.00

55 STABLES EX 0% - 2024 Heated Area: 12960 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL EXEMPTION VALUE	35	5,503,574
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NCON VALUE		0
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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						
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=50,0] E180 S72 W180 N72 $
.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

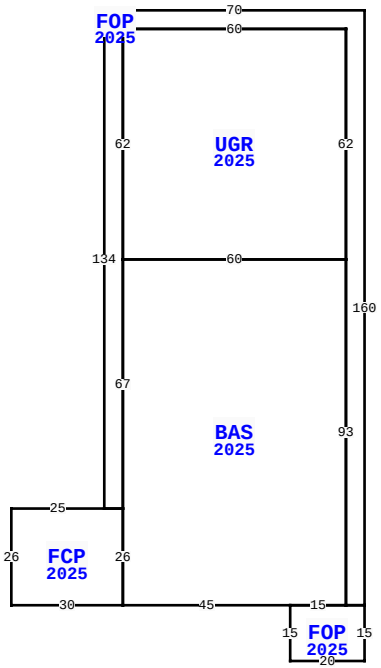
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	01	MINIMUM 40
Interior Floo	13	LVT/LAMNT 60
Interior Floo	03	CONC FINSH 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		23 100
Frame	05	STEEL 100
Story Height		0 100
RMS		22 100
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	5,580	100	2025	5,580	680,593
FCP	780	30	2025	234	28,541
FOP	300	30	2025	90	10,977
FOP	1,770	30	2025	531	64,766
UGR	3,720	40	2025	1,488	181,491
TOTALS	12,150			7,923	966,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	7,923	81.7200	121.97	966,368	2024	2024	0	0	0	0.00	100.00

56 OFFICE 0% - 2025 Heated Area: 5580 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=2025;ORIG=0,62] E60 S93 W15 W45 N26 N67 $
UGR=[YR=2025;ORIG=0,62] E60 N62 W60 S62 $
FOP=[YR=2025;ORIG=0,129] W5 N134 E70 S160 W5 N93 N62 W60 S62 S67 $
FCP=[YR=2025;ORIG=0,129] W5 W25 S26 E30 N26 $
FOP=[YR=2025;ORIG=45,155] E15 E5 S15 W20 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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

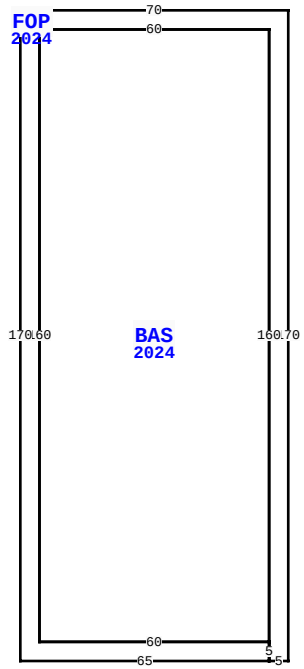
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
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	9,600	100	2024	9,600	276,091
FOP	2,300	30	2024	690	19,845
TOTALS	11,900			10,290	295,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	10,290	61.1520	29.05	298,924	2024	2024	0	0	0	1.00	99.00

57 STOR WAREH 0% - 2025 Heated Area: 9600 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=50,10] E60 S160 W60 N160 $
FOP=[YR=2024;ORIG=45,5] E70 S170 W5 N5 N160 W60 S160 E60 S5 W65 N170 $
.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

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
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100

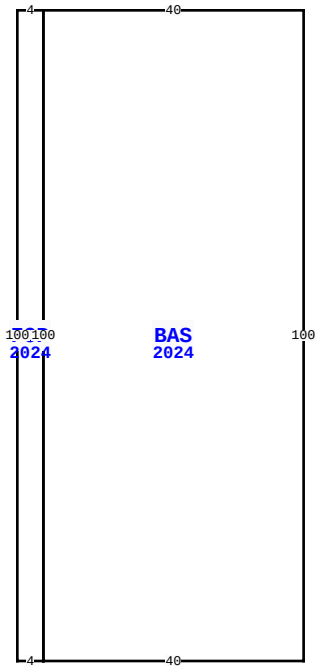
Quality	05	Quality Level 05
DOR CODE	5900	TIMBERLAND UNCLASS
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100	2024	4,000	120,899
FOP	400	30	2024	120	3,627
TOTALS	4,400			4,120	124,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	4,120	64.2720	30.53	125,784	2024	2024	0	0	0	1.00	99.00

58 STOR WAREH 0% - 2025 Heated Area: 4000 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=50,10] E40 S100 W40 N100 $
FOP=[YR=2024;ORIG=46,10] E4 S100 W4 N100 $
.

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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 1 & 2 OF SEC
23-4N-25E,GOVT LOTS 2,3,4,5 &
PT GOVT LOT 1 & PT SW1/4 OF

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

2026

24-4N-25-0000-0001-0000

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
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

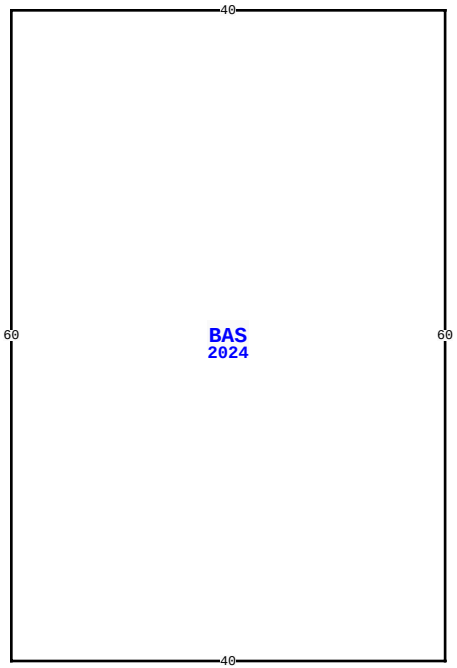
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2024	2,400	73,941
TOTALS	2,400			2,400	73,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	2,400	65.5200	31.12	74,688	2024	2024	0	0	0	1.00	99.00

59 STOR WAREH 0% - 2025 Heated Area: 2400 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE		
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026	MLU
INC DATE			AG DATE	10/27/2025	KBA

NASSAU COUNTY PROPERTY

PAGE 37 of 38 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,863,564
TOTAL MARKET OB/XF VALUE		1,467,209
TOTAL LAND VALUE - MARKET		7,100,014
TOTAL MARKET VALUE		13,391,784
SOH/AGL Deduction		0
ASSESSED VALUE		13,391,784
TOTAL EXEMPTION VALUE	35	5,503,574
BASE TAXABLE VALUE		7,888,210
TOTAL JUST VALUE		19,430,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,744,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0710	3/13/2013	WD	Q	I	05	756,400
GRANTOR: GILMAN INVESTMENT LLC						
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=50,10] E40 S60 W40 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 02/23/2024 BY HS Total Acres: 2,260.59 Total Land Value: 1,061,011 Market: 6,713,639 Agricultural: 674,636 Common: 386,375 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

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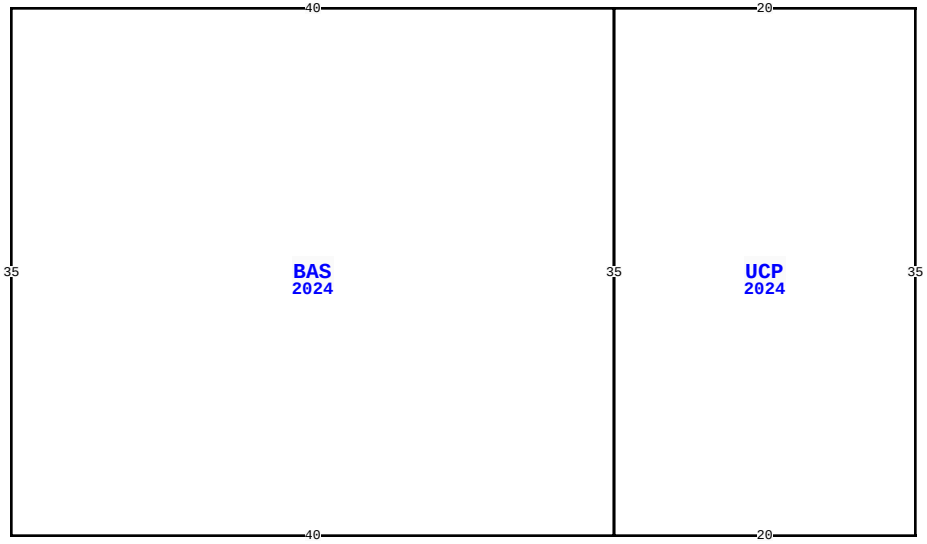
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
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	1,400	100	2024	1,400	43,132
UCP	700	20	2024	140	4,313
TOTALS	2,100			1,540	47,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	1,540	65.5200	31.12	47,925	2024	2024	0	0	0	1.00	99.00

60 STOR WAREH 0% - 2025 Heated Area: 1400 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	02/26/2021	KKRA	LGL DATE	
XF DATE	02/26/2021	KKRA	LAND DATE	05/27/2026 MLU
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NCON VALUE		0
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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=50,5] E40 S35 W40 N35 $
UCP=[YR=2024;ORIG=90,5] E20 S35 W20 N35 $
.

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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