E1/2 OF NE1/4 OF SW1/4 OF
IN OR 2492/1894 BEING PARCEL 1
SEC 26-4N-25E

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

2026

26-4N-25-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

MARKET ADJUSTMENTS

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

58056 HARVS PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	271,560
TOTAL MARKET VALUE	283,560
SOH/AGL Deduction	111,298
ASSESSED VALUE	172,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,262
TOTAL JUST VALUE	283,560
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7463	MH MOVE-ON	30,000	09/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/1894	8/26/2021	SW	U	I	37	125,000
GRANTOR: BOYNT BARRY ROLAND ET						
GRANTEE: WHITE OAK CONCERVAT						
2478/0733	7/09/2021	FJ	U	I	11	0
GRANTOR: BOYNT WANDA SWILLEY E						
GRANTEE: BOYNT BETH A & BARR						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	1989	03	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	1989	03	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000100	C	RES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	14,600							
2	000100	C	RES	0		OR	0.00	0.00	17.60	AC		1.00	1.00	1.00	14,600.00	14,600.00	256,960							

REVIEW DATE 03/25/2026 BY KWA Total Acres: 18.60 Total Land Value: 271,560 Market: 0 Agricultural: 0 Common: 271,560 PRINTED 07/09/2026 BY SYS