

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

33-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	17	CB STUCCO 100								4803	06	2,217	81.1440	38.54	85,443	1998	1998	0	0	0	37.00	63.00	VALUATION BY																																
Roof Structure	04	WOOD TRUSS 100								1 STOR WAREH 0% - 0														Heated Area: 1860								HX Base Yr								STANDARD															
Roof Cover	03	COMP SHNGL 100																														Tax Group: 4								Tax Dist:															
Interior Wall	01	MINIMUM 100																														BUILDING MARKET VALUE								114,143															
Interior Floor	03	CONC FINSH 100																														TOTAL MARKET OB/XF VALUE								363,937															
Ceiling	02	F.NOT SUS 100																														TOTAL LAND VALUE - MARKET								4,190,301															
Air Condition	01	NONE 100																														TOTAL MARKET VALUE								860,521															
Heating Type	01	NONE 100																														SOH/AGL Deduction								118,941															
Plumbing		4 100																														ASSESSED VALUE								741,580															
Frame	03	MASONRY 100																														TOTAL EXEMPTION VALUE								35								478,080							
Story Height		10 100																														BASE TAXABLE VALUE								263,500															
RMS		4 100																														TOTAL JUST VALUE								4,668,381															
Stories	1.	1. 100																														NCON VALUE								0															
Class	00	. 100																														INCOME VALUE																							
Units		0 100																														PREVIOUS YEAR MKT VALUE								4,538,628															
Occupancy	00	NONE 100																																																					
Quality		03	Quality Level 03																																																				
DOR CODE		5600	TIMBERLAND 70-79																																																				
MAP NUM			MKT AREA				05																																																
NEIGHBORHOOD/LOC		5001.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
AOF	420	185	2001	777	18,866																																																		
BAS	1,440	100	2001	1,440	34,964																																																		
TOTALS		1,860			2,217	53,829																																																	
EXTRA FEATURES						585307 WHITE OAK RD, YULEE																																																	

[illegible]

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

33-4N-26-0000-0001-0000

[illegible]