**PT SUSAN CASHEN GRANT**
SEC 40-4N-25E IN OR 1971/1164
BEING PARCEL "7"

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

**2026**

**40-4N-25-0000-0001-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5400 | TIMBERLAND 90+ | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

LESSIE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | 10/22/2024 KBA |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,586,090 |
| TOTAL MARKET VALUE | 99,491 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 99,491 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 99,491 |
| TOTAL JUST VALUE | 1,586,090 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 793,045 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1971/1164 | 3/27/2015 | SW | Q | V | 05 | 10,607,400 |

GRANTOR: WOODSTOCK LLLP
GRANTEE: WHITE OAK CONSERVAT

### BUILDING NOTES

### BUILDING DIMENSIONS

### EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 005400 | A | TIMBER 1 N S | 0 | | OR | 0.00 | 0.00 | 144.19 | AC | | 1.00 | 1.00 | 1.00 | 690.00 | 690.00 | 99,491 | | | | | | | |
| 2 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 144.19 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 1,586,090 | | | | | | | |

REVIEW DATE 05/08/2026 BY MLU Total Acres: 144.19 Total Land Value: 99,491 Market: 1,586,090 Agricultural: 99,491 Common: 0 PRINTED 07/09/2026 BY SYS