Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

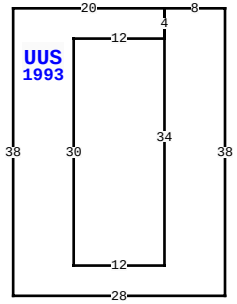
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	11	CLAY TILE 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.5	1.5 100
Class	00	. 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	

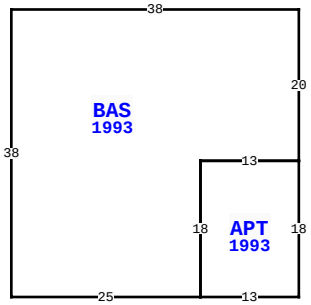
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	234	250	1993	585	8,980
BAS	1,210	100	1993	1,210	18,574
UUS	704	50	1993	352	5,403
TOTALS	2,148			2,147	32,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	2,147	113.6982	30.70	65,913	1989	1989	0	0	0	50.00	50.00

11 BARNS 0% - 0 Heated Area: 1444 HX Base Yr





581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE		
XF DATE			LAND DATE	05/27/2026	MLU
INC DATE			AG DATE	09/18/2025	KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008005	REMODEL OF OLD LO	177,763	07/08/2024
B240003016	DEMO BY HAND -(A	15,000	03/15/2024
230011051	MTL STORAGE BLDG	139,608	08/28/2023
19010161	REPAIR/RRF	53,676	12/17/2019
17004776	XFOB	54,120	05/31/2017
B1633555	REPAIR/RRF	8,500	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W38 S38 E25 N18 E13 N20 $
UUS=[YR=1993;ORIG=-13,-44] N4 W20 S38 E28 N38 W8 S34 W12 N30 E12 $
APT=[YR=1993;ORIG=-13,38] E13 N18 W13 S18 $
PTR=[ORIG=0,0] N50 S50 $
.

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	0881	FOUNTAIN	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1965	1965	3	100	1,000	
2	0966	FIRE SPRNK	0	0	0	0	6,754.00	SF	3.00	3.00	100	1965	1965	3	60	12,157	
3	0803	ASPHALT C	0	0	0	0	2,100.00	SF	2.00	2.00	100	1965	1965	3	50	2,100	
4	0881	FOUNTAIN	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1973	1973	3	100	2,000	
5	0966	FIRE SPRNK	0	0	0	0	13,322.00	SF	3.00	3.00	100	1973	1973	3	60	23,980	
6	0803	ASPHALT C	0	0	0	0	6,266.00	SF	2.00	2.00	100	1980	1980	3	50	6,266	
7	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	1,012	
8	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	1980	1980	3	20	400	
9	0881	FOUNTAIN	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	100	2,000	
10	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	1985	1985	3	20	378	

TOTAL OB/XF 51,293

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
1	005000	C	AGRICULTURAL	0	0006	OR	0.00	0.00	23.93	AC		1.00	1.00	1.00	3,100.00	3,100.00	74,183							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.32	AC		1.00	1.00	1.00	500.00	500.00	1,660							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	408.13	AC		1.00	1.00	1.00	500.00	500.00	204,065							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	403.93	AC		1.00	1.00	1.00	530.00	530.00	214,083							
5	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	401.90	AC		1.00	1.00	1.00	395.00	395.00	158,750							
6	005902	A	HARDWOOD SI	0		OR	0.00	0.00	21.98	AC		1.00	1.00	1.00	170.00	170.00	3,737							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
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581705 WHITE OAK RD
YULEE, FL 32097

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

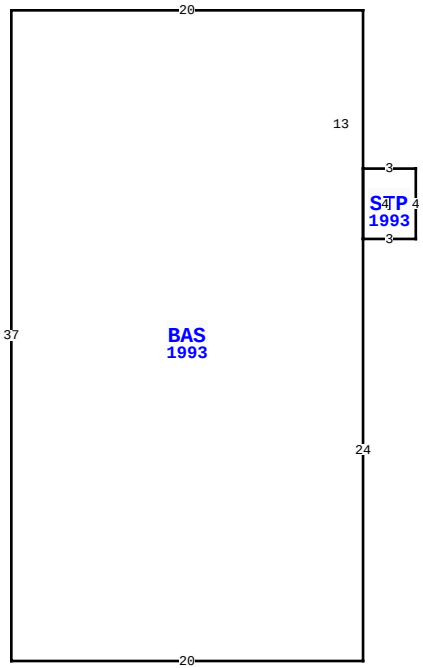
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 90
Interior Floo	07	CORK/VTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
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	740	100	1993	740	48,155
STP	12	10	1993	1	65
TOTALS	752			741	48,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	741	70.3238	104.96	77,775	1993	1993	0	0	0	38.00	62.00

24 OFFICE 0% - 0 Heated Area: 740 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615607	REPAIR/RRF	13,500	12/01/2016
B1633199	XFOB	0	10/01/2016
E1428384	RHINO CAGE #1	0	11/01/2014
E1428076	RHINO CAGES	0	08/01/2014
R1414055	ORCHARD LANDING	11,890	08/01/2014
M1419934	ADMININISTRATION	0	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S37 E20 N24 STP=[YR=1993] E3 N4 W3 S4 $ N13 $.

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	0101	COM B-B-Q	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	1993	1993	3	20	900	
12	0885	WATERSCAPE	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	1988	1988	3	100	15,000	
13	0810	CONCRETE A	0	0	0	0	233.00	SF	6.50	6.50	100	1990	1990	3	54.5	825	
15	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	26	1,300	
16	0812	CONCRETE C	0	0	0	0	16,248.00	SF	4.00	4.00	100	1996	1996	3	68	44,195	
17	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1996	1996	3	36	1,822	
18	0101	COM B-B-Q	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	1996	1996	3	20	900	
19	0966	FIRE SPRNK	0	0	0	0	14,608.00	SF	3.00	3.00	100	1996	1996	3	68	29,800	
20	0812	CONCRETE C	0	0	0	0	2,340.00	SF	4.00	4.00	100	1996	1996	3	68	6,365	
21	0803	ASPHALT C	0	0	0	0	47,310.00	SF	2.00	2.00	100	1990	1990	3	50	47,310	

TOTAL OB/XF 148,417

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
7	005900	A	TIMBER WETLA	0		OR	0.00	0.00	1,142.03	AC		1.00	1.00	1.00	50.00	50.00	57,102							
8	006005	A	PASTURE - GR	0		OR	0.00	0.00	20.18	AC		1.00	1.00	1.00	370.00	370.00	7,467							
9	009910	M	MARKET VALUE	0		OR	0.00	0.00	2,401.47	AC		1.00	1.00	1.00	3,100.00	3,100.00	7,444,557							
10	009530	C	POND	0		OR	0.00	0.00	8.29	AC		1.00	1.00	1.00	2,500.00	2,500.00	20,725							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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& ROBERT HUTCHINSON GRANTS
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WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

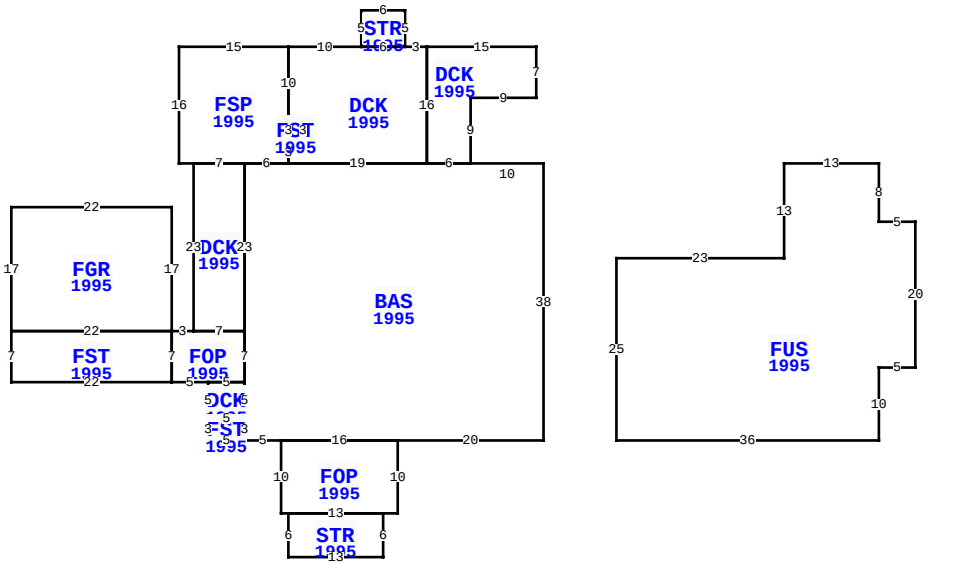
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,558	100	1995	1,558	200,009
DCK	25	10	1995	2	257
DCK	159	10	1995	16	2,054
DCK	161	10	1995	16	2,054
DCK	298	10	1995	30	3,851
FGR	374	55	1995	206	26,445
FOP	70	30	1995	21	2,696
FOP	160	30	1995	48	6,162
FSP	240	40	1995	96	12,324
FST	6	55	1995	3	385
TOTALS	4,497			3,269	419,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,269	108.6520	151.03	493,717	1995	1995	0	0	0	15.00	85.00

27 SNGL FAM 0% - 0 Heated Area: 2727 HX Base Yr



** This building has 15 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
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BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413783	REPAIR/REROOF	9,250	01/01/2014
R11100	REPAIR/REROOF	7,500	01/01/2008
R11632	REPAIR/REROOF	14,000	01/01/2008
R11633	REPAIR/REROOF	8,000	01/01/2008
R09819	REPAIR/REROOF	5,000	01/01/2006
R09822	REPAIR/REROOF	9,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

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
23	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1995	1995	3	20	576	
25	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	74	1,480	
26	0681	POLE SHED	0	0	10	12	120.00	SF	15.00	15.00	100	1999	1999	3	25	450	
27	0860	POOL/SPA	0	0	0	0	1.00	UT	70,000.00	70,000.00	100	1996	1996	06	85	59,500	
29	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1961	1961	3	21	420	
30	0300	BOAT DCK W	0	0	0	0	1,838.00	SF	40.00	40.00	100	2001	2001	3	27	19,850	
34	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	1980	1980	05	85	51,000	
36	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
37	0850	PEBBLE WLK	0	0	0	0	860.00	SF	3.50	3.50	100	2001	2001	3	77	2,318	
38	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	83	21	

TOTAL OB/XF 137,645

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=1,0] W10 W6 W19 W6 S23 S7 S5 S3 E5 E16 E20 N38 $
FUS=[YR=1995;ORIG=52,28] W5 S10 W36 N25 E23 N13 E13 S8 E5 S20 $
FGR=[YR=1995;ORIG=-50,23] N17 W22 S17 E22 $
DCK=[YR=1995;ORIG=-15,0] N16 W3 W6 W10 S10 E2 S3 W2 S3 E19 $
FSP=[YR=1995;ORIG=-34,0] N3 N3 N10 W15 S16 E2 U0R7 D0R6 $
DCK=[YR=1995;ORIG=-47,0] S23 E7 N23 W7 $
FOP=[YR=1995;ORIG=-35,38] S10 E1 E13 E2 N10 W16 $
DCK=[YR=1995;ORIG=-9,0] N9 E9 N7 W15 S16 E6 $
FST=[YR=1995;ORIG=-50,23] W22 S7 E22 N7 $
STR=[YR=1995;ORIG=-34,48] S6 E13 N6 W13 $

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

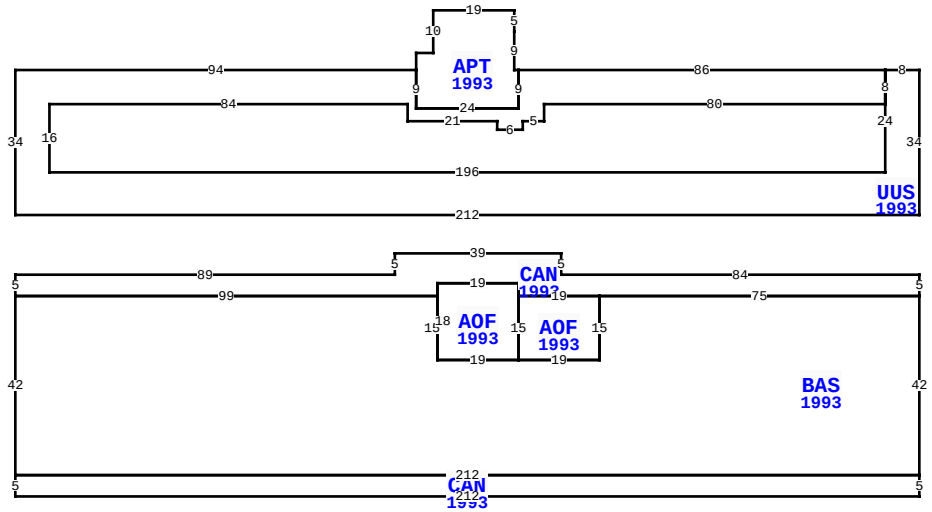
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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
AOF	285	185	1993	527	7,294
AOF	342	185	1993	633	8,761
APT	498	250	1993	1,245	17,231
BAS	8,334	100	1993	8,334	115,342
CAN	1,060	30	1993	318	4,401
CAN	1,198	30	1993	359	4,968
UUS	3,996	50	1993	1,998	27,652
TOTALS	15,713			13,414	185,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	06	13,414	73.6230	34.60	464,124	1973	1973	0	0	0	60.00	40.00

28 STABLES EX 0% - 0 Heated Area: 9459 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15244	CHNGE SRVC	0	05/26/2005
E14725	ELEC	1,500	01/01/2005
E15017	ELEC	9,500	01/01/2005
B11954	NEW CONSTR	0	11/13/2003
6671	XFOB	9,000	08/16/1990
6370	CHNGE SRVC	500	12/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-212,65] S42 E212 N42 W75 S15 W19 W19 N15 W99 $
UUS=[YR=1993;ORIG=-8,20] N8 W86 S9 W24 N9 W94 S34 E212 N34 W8 S24 W196 N16 E84 S4 E21 S2 E6 N2 E5 N4 E80 $
CAN=[YR=1993;ORIG=-0,60] W84 N5 W39 S5 W89 S5 E99 N3 E19 S3 E19 E75 N5 $
CAN=[YR=1993;ORIG=-212,107] S5 E212 N5 W212 $
APT=[YR=1993;ORIG=-95,3] N5 W19 S10 W4 S4 S9 E24 N9 W1 N9 $
AOF=[YR=1993;ORIG=-94,65] N3 W19 S18 E19 N15 $
AOF=[YR=1993;ORIG=-75,65] W19 S15 E19 N15 $
PTR=[ORIG=0,0] S60 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
39	0820	WOOD WALK	0	0	0	0	707.00	SF	11.75	11.75	100	2001	2001	3	40	3,323	
41	0820	WOOD WALK	0	0	0	0	828.00	SF	11.75	11.75	100	1990	1990	3	40	3,892	
42	0940	SHEDS/PORT	0	0	10	6	60.00	SF	30.00	30.00	100	1990	1990	3	20	360	
44	0850	PEBBLE WLK	0	0	0	0	438.00	SF	3.50	3.50	100	2001	2001	3	77	1,180	
45	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	83	21	
46	1242	WD DECK A	0	0	45	4	180.00	SF	10.00	10.00	100	1990	1990	3	20	360	
47	1241	WD DECK G	0	0	220	6	1,320.00	UT	11.50	11.50	100	1990	1990	3	20	3,036	
48	0855	CONC PAVER	0	0	16	8	128.00	SF	10.00	10.00	100	1990	1990	3	54.5	698	
49	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	49	980	
50	0810	CONCRETE A	0	0	0	0	912.00	SF	6.50	6.50	100	1990	1990	3	54.5	3,231	

TOTAL OB/XF 17,081

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

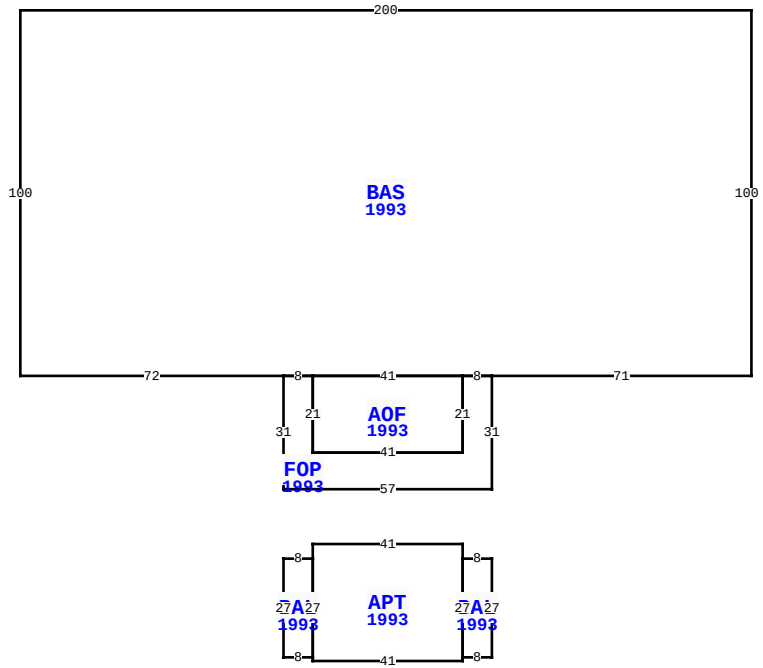
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 80
Exterior Wall	11	BD/BTN AVG 20
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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
AOF	861	185	1993	1,593	17,420
APT	1,312	250	1993	3,280	35,867
BAL	216	15	1993	32	350
BAL	216	15	1993	32	350
BAS	20,000	100	1993	20,000	218,700
FOP	906	50	1993	453	4,954
TOTALS	23,511			25,390	277,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3203	06	25,390	56.0789	21.87	555,279	1973	1973	0	0	0	50.00	50.00

29 ARENAS 0% - 0 Heated Area: 22173 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5669	TEMP POLE	0	01/26/1989
5367	REMODEL	0	09/15/1988
5091	NEW CONSTR	38,668	08/09/1988
5281	NEW CONSTR	500	08/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

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
51	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	1987	1987	05	85	51,000	
52	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1990	1990	3	20	576	
53	1242	WD DECK A	0	0	0	0	946.00	SF	10.00	10.00	100	2001	2001	3	20	1,892	
55	0306	BOAT RAMP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1990	1990	3	100	3,000	
56	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	1996	1996	3	20	250	
57	0525	GAZEBO	0	0	0	0	1.00	UT	6,250.00	6,250.00	100	1996	1996	3	20	1,250	
58	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
59	0300	BOAT DCK W	0	0	0	0	1,184.00	SF	40.00	40.00	100	1996	1996	3	20	9,472	
60	0302	FLT DOCK C	0	0	40	16	697.00	SF	50.00	50.00	100	1996	1996	3	20	6,970	
61	0310	AL GANG WY	0	0	0	0	16.00	LF	115.00	115.00	100	1996	1996	3	20	368	

TOTAL OB/XF 77,438

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W200 S100 E72 E8 E41 E8 E71 N100 $
APT=[YR=1993;LABEL=upstairs;ORIG=-79,150] N4 W41 S4 S27 S1 E41 N1 N27 $
FOP=[YR=1993;ORIG=-128,100] S31 E57 N31 W8 S21 W41 N21 W8 $
AOF=[YR=1993;ORIG=-120,100] S21 E41 N21 W41 $
BAL=[YR=1993;ORIG=-71,150] W8 S27 E8 N27 $
BAL=[YR=1993;ORIG=-120,150] W8 S27 E8 N27 $
PTR=[ORIG=0,0] S150 W71 E71 N150 $
.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

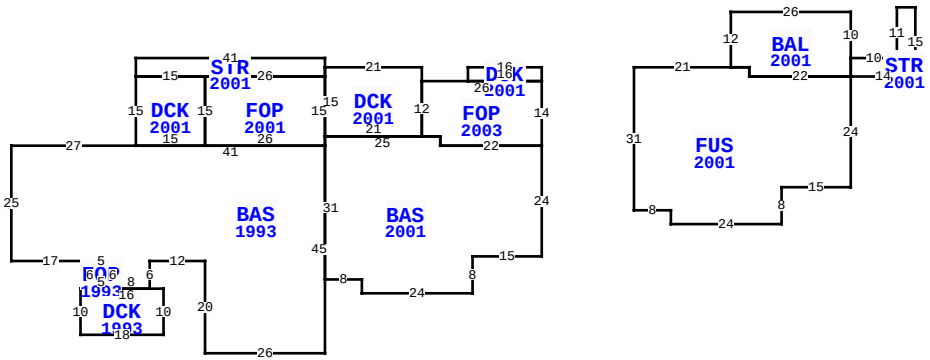
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		7 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	356	15	2001	53	7,416
BAS	2,268	100	1993	2,268	317,347
BAS	1,410	100	2001	1,410	197,292
DCK	180	10	1993	18	2,519
DCK	48	10	2001	5	700
DCK	225	10	2001	22	3,078
DCK	315	10	2001	32	4,478
FOP	30	30	1993	9	1,259
FOP	390	30	2001	117	16,371
FOP	356	30	2003	107	14,972
TOTALS	7,252			5,477	766,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,477	119.1300	165.59	906,936	1987	1994	0	0	0	15.50	84.50

30 SNGL FAM 0% - 0 Heated Area: 5088 HX Base Yr



** This building has 13 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2001] W16S3E16FOP=[YR=2003] W26 DCK=[YR=2001] N3W21
STR=[YR=2001] N2W41S4 DCK=[YR=2001] S15 BAS=[YR=1993]
W27S25E17 FOP=[YR=1993] S6 DCK=[YR=1993] W2S10E18N10
W16$E5N6W5$E5S6E8N6E12S20E26 N45W41$E15N15W15$E15
FOP=[YR=2001] S15E26N15W26$E26N2$S15 BAS=[YR=2001]
S31E8S3E24N8E15N24W22 N2W25$E21N12$S12E4S2E22N14$ N3 $
PTR=E20 FUS=[YR=2001] E21 BAL=[YR=2001] N12 E26 S10
STR=[YR=2001] E10N11E4 S15W14N4$S4W22N2W4$E4S2E22S24
W15S8W24N3W8N31$ W20$.

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
62	0850	PEBBLE WLK	0	0	0	0	944.00	SF	3.50	3.50	100	2001	2001	3	77	2,544	
63	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	83	21	
65	0940	SHEDS/PORT	0	0	14	6	84.00	SF	30.00	30.00	100	1996	1996	3	20	504	
66	0350	CARPORT WD	0	0	6	6	36.00	SF	13.00	13.00	100	1996	1996	3	20	94	
67	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	800	
68	0820	WOOD WALK	0	0	24	20	480.00	SF	11.75	11.75	100	1994	1994	3	40	2,256	
69	0300	BOAT DCK W	0	0	0	0	2,928.00	SF	40.00	40.00	100	2005	2005	3	32	37,478	
70	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	64	1,280	
71	1242	WD DECK A	0	0	23	4	92.00	SF	10.00	10.00	100	2001	2001	3	20	184	
72	0850	PEBBLE WLK	0	0	0	0	408.00	SF	3.50	3.50	100	2001	2001	3	77	1,100	

TOTAL OB/XF 46,261

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

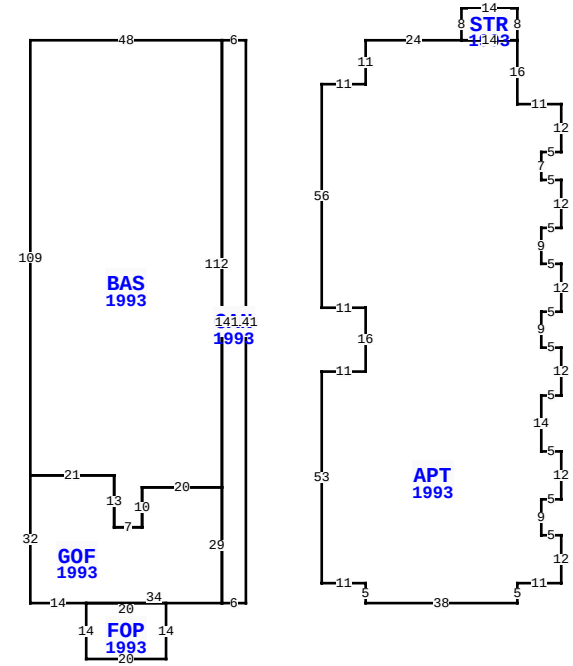
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	07	CORK/VTILE 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		54 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		35 100
Stories	1.5	1.5 100
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
APT	7,637	100	1993	7,637	802,573
BAS	5,383	100	1993	5,383	565,700
CAN	846	30	1993	254	26,693
FOP	280	30	1993	84	8,828
GOF	1,385	110	1993	1,524	160,157
STR	112	10	1993	11	1,156
TOTALS	15,643			14,893	1,565,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	14,893	98.6926	169.50	2,524,364	1993	1993	0	0	0	38.00	62.00

31 MDL OFFICE 0% - 0 Heated Area: 14405 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

581705 WHITE OAK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
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TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] N141W6BAS=[YR=1993] W48S109 GOF=[YR=1993] S32E14FOP=[YR=1993] S14E20 N14W20$E34N29W20S10W7N13W21$ E21S13E7N10E20N112$S141E6$ PTR=E30 APT=[YR=1993] N5W11N53E11N16 W11N56E11N11E24STR=[YR=1993] N8E14S8 W14$E14S16E11S12W5S7E5S12W5S9 E5S12W5S9E5S12W5S14E5S12W5S9E5 S12W11S5W38$ W30$.

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	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	83	21	
75	0350	CARPORT WD	0	0	20	5	100.00	SF	13.00	13.00	100	2001	2001	3	20	260	
76	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	21	483	
77	0302	FLT DOCK C	0	0	32	16	512.00	SF	50.00	50.00	100	2005	2005	3	21	5,376	
78	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005	3	21	420	
79	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	1987	1987	05	85	51,000	
81	1242	WD DECK A	0	0	0	0	562.00	SF	10.00	10.00	100	1989	1989	3	20	1,124	
82	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	79	1,580	
83	0858	SCULP CONC	0	0	0	0	2,167.00	SF	13.00	13.00	100	2003	2003	3	94	26,481	
85	0850	PEBBLE WLK	0	0	16	8	128.00	SF	3.50	3.50	100	2001	2001	3	77	345	

TOTAL OB/XF 87,090

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

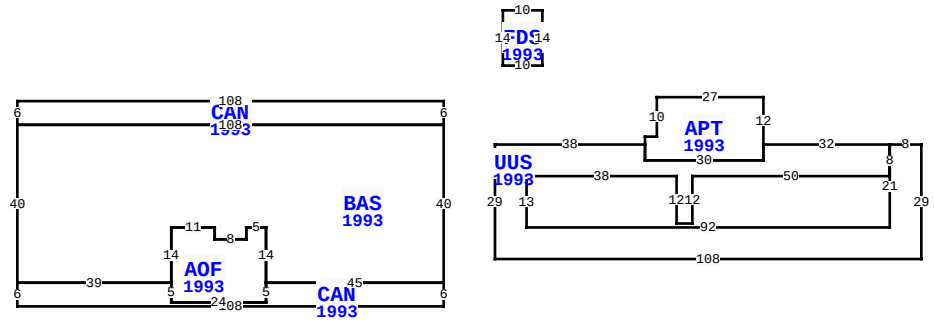
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		2 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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
AOF	432	185	1993	799	11,096
APT	450	250	1993	1,125	15,624
BAS	4,008	100	1993	4,008	55,663
CAN	528	30	1993	158	2,194
CAN	648	30	1993	194	2,694
FDS	140	80	1993	112	1,556
UUS	1,864	50	1993	932	12,944
TOTALS	8,070			7,328	101,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	06	7,328	73.8760	34.72	254,428	1965	1965	0	0	0	60.00	40.00

33 STABLES EX 0% - 0 Heated Area: 4890 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

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
87	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	100	1993	1993	3	62	806	
89	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	83	21	
90	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1989	1989	3	20	257	
91	0820	WOOD WALK	0	0	50	5	250.00	SF	11.75	11.75	100	1987	1987	3	40	1,175	
92	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1985	1985	3	20	600	
93	0681	POLE SHED	0	0	10	6	60.00	SF	15.00	15.00	100	2000	2000	3	26	234	
94	0810	CONCRETE A	0	0	0	0	195.00	SF	6.50	6.50	100	1990	1990	3	54.5	691	
95	0940	SHEDS/PORT	0	0	14	9	126.00	SF	30.00	30.00	100	1990	1990	3	20	756	
96	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1990	1990	3	54.5	354	
97	0811	CONCRETE B	0	0	0	0	1,028.00	SF	5.20	5.20	100	1996	1996	3	68	3,635	

TOTAL OB/XF 8,529

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-108,6] S40 E39 N14 E11 S3 E8 N3 E5 S14 E45 N40 W108 $
UUS=[YR=1993;ORIG=113,19] N8 W32 S4 W30 N4 W38 S29 E108 N29 W8 S21 W92 N13 E38 S12 E4 N12 E50 $
CAN=[YR=1993;ORIG=0,0] W108 S6 E108 N6 $
CAN=[YR=1993;ORIG=-108,46] S6 E108 N6 W45 S5 W24 N5 W39 $
APT=[YR=1993;ORIG=81,11] N12 W27 S10 W3 S2 S4 E30 N4 $
AOF=[YR=1993;ORIG=-45,46] N14 W5 S3 W8 N3 W11 S14 S5 E24 N5 $
FDS=[YR=1993;ORIG=25,-9] N14 W10 S14 E10 $
PTR=[ORIG=0,0] E155 W155 $
PTR=[ORIG=0,0] N30 S30 $
.

REVIEW DATE 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

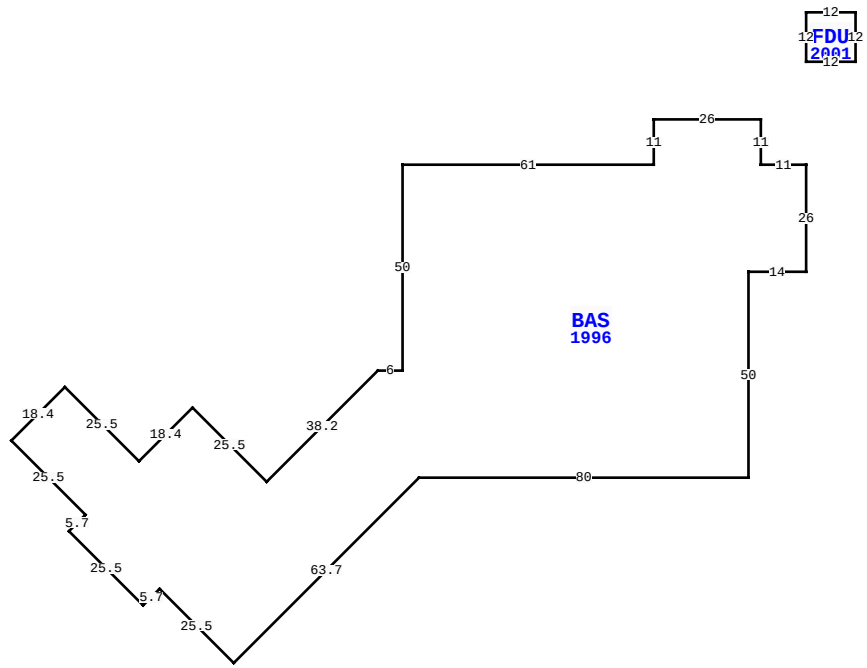
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		17 100
RMS		1 100
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	10,372	100	1996	10,372	124,242
FDU	144	60	2001	86	1,030
TOTALS	10,516			10,458	125,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	10,458	25.0194	14.01	146,517	1996	1996	0	0	0	14.50	85.50

34 ACCESORY U 0% - 0 Heated Area: 10372 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W11N11W26S11W61S50W6 L27 D27 U18 L18 D13 L13 U18 L18 D13 L13 D18 R18 L4 D4 D18 R18 R4 U4 D18 R18 R45 U45 E80N50 E14N26$ PTR=N25 FDU=[YR=2001] N12 E12 S12 W12$ S25$.

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
98	0811	CONCRETE B	0	0	25	11	275.00	SF	5.20	5.20	100	1994	1994	3	64	915	
100	0681	POLE SHED	0	0	20	38	760.00	SF	15.00	15.00	100	2001	2001	3	27	3,078	
101	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	64	1,280	
102	1242	WD DECK A	0	0	0	0	106.00	SF	10.00	10.00	100	2001	2001	3	20	212	
103	0855	CONC PAVER	0	0	6	46	276.00	SF	7.00	7.00	100	1995	1995	3	66	1,275	
104	0850	PEBBLE WLK	0	0	0	0	480.00	SF	3.50	3.50	100	2001	2001	3	77	1,294	
106	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	83	21	
107	0410	ELEVATOR	0	0	0	0	2.00	UT	30,000.00	30,000.00	100	1996	1996	3	100	60,000	
108	0811	CONCRETE B	0	0	0	0	1,077.00	SF	5.20	5.20	100	1986	1986	3	44	2,464	
110	0810	CONCRETE A	0	0	32	11	352.00	SF	6.50	6.50	100	1992	1992	3	59.5	1,361	

TOTAL OB/XF 71,900

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

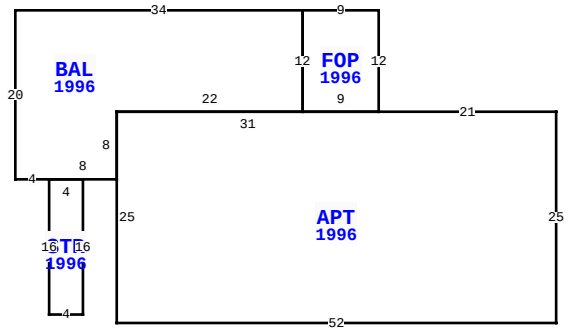
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		35 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		6 100
Stories	2.	2. 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	

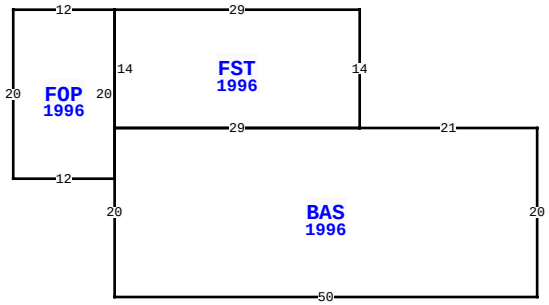
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,300	100	1996	1,300	72,848
BAL	504	15	1996	76	4,259
BAS	1,000	100	1996	1,000	56,037
FOP	108	30	1996	32	1,793
FOP	240	30	1996	72	4,035
FST	406	50	1996	203	11,376
STR	64	10	1996	6	336
TOTALS	3,622			2,689	150,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	2,689	117.0312	65.54	176,237	1996	1996	0	0	0	14.50	85.50

34 ACCESORY U 0% - 0 Heated Area: 2300 HX Base Yr





581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W21FST=[YR=1996] N14W29 FOP=[YR=1996]
W12S20E12N20$S14E29$ W29S20E50N20$ PTR=N20 APT=[YR=1996]
N25W21FOP=[YR=1996] N12W9BAL=[YR=1996] W34 S20E4STR=[YR=1996]
S16E4N16W4$E8N8 E22N12$S12E9$W31S25E52$ S20$.

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
111	0820	WOOD WALK	0	0	5	16	80.00	SF	11.75	11.75	100	1996	1996	3	40	376	
112	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
113	0681	POLE SHED	0	0	18	12	216.00	SF	15.00	15.00	100	1990	1990	3	20	648	
114	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
115	0681	POLE SHED	0	0	18	12	216.00	SF	15.00	15.00	100	1990	1990	3	20	648	
116	0881	FOUNTAIN	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1973	1973	3	100	2,000	
117	0680	POLE SHED	0	0	17	13	221.00	SF	10.00	10.00	100	1990	1990	3	20	442	
118	0881	FOUNTAIN	0	0	0	0	1.00	UT	3,000.00	3,000.00	97	1990	1990	3	97	2,910	
119	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
120	0681	POLE SHED	0	0	8	24	192.00	SF	15.00	15.00	100	1990	1990	3	20	576	

TOTAL OB/XF 10,768

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

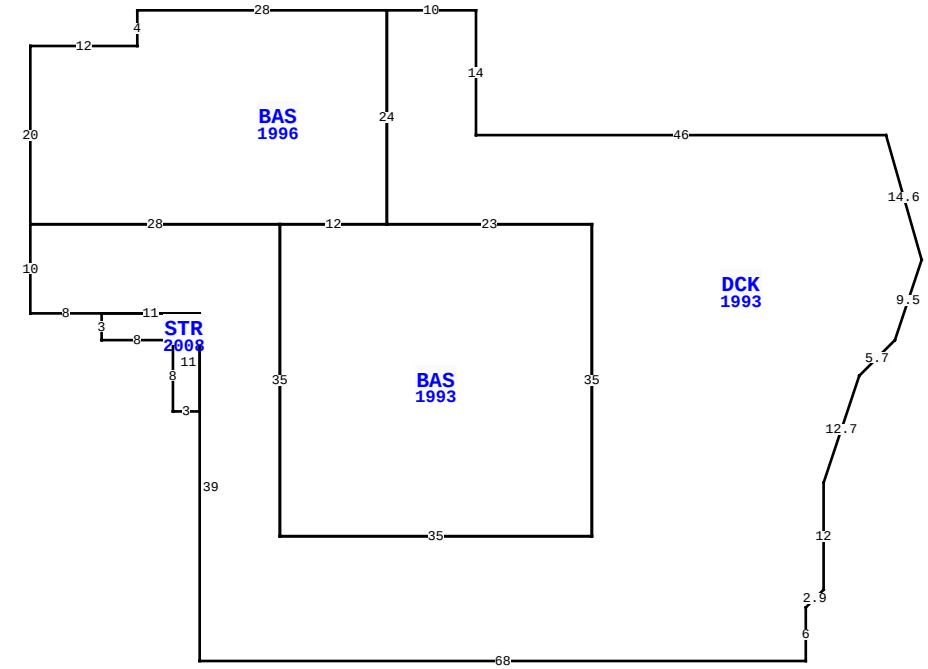
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	1,225	100	1993	1,225	153,687
BAS	912	100	1996	912	114,418
DCK	3,271	10	1993	327	41,025
STR	57	10	2008	6	753
TOTALS	5,465			2,470	309,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,470	108.0960	150.25	371,118	1990	1992	0	0	0	16.50	83.50

35 SNGL FAM 0% - 0 Heated Area: 2137 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993;ORIG=-0,-0] W46 N14 W10 S24 E23 S35 W35 N35 W28 S10 E8 E11 S39 E68 N6 U2R2 N12 U12R4 U4R4 U9R3 U14L4 $
BAS=[YR=1993;ORIG=-68,10] S35 E35 N35 W23 W12 $
BAS=[YR=1996;ORIG=-56,-14] W28 S4 W12 S20 E28 E12 N24 $
STR=[YR=2008;ORIG=-88,20] S3 E8 S8 E3 N11 W11 $
.

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
121	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
122	0101	COM B-B-Q	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	1993	1993	3	20	900	
123	0680	POLE SHED	0	0	18	12	216.00	SF	10.00	10.00	100	1990	1990	3	20	432	
124	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
125	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
126	0680	POLE SHED	0	0	18	12	216.00	SF	10.00	10.00	100	1990	1990	3	20	432	
127	0680	POLE SHED	0	0	30	14	420.00	SF	10.00	10.00	100	1990	1990	3	20	840	
128	0680	POLE SHED	0	0	19	14	266.00	SF	10.00	10.00	100	1990	1990	3	20	532	
129	0680	POLE SHED	0	0	18	12	216.00	SF	10.00	10.00	100	1990	1990	3	20	432	
130	0681	POLE SHED	0	0	20	16	320.00	SF	15.00	15.00	100	1990	1990	3	20	960	

TOTAL OB/XF 6,832

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

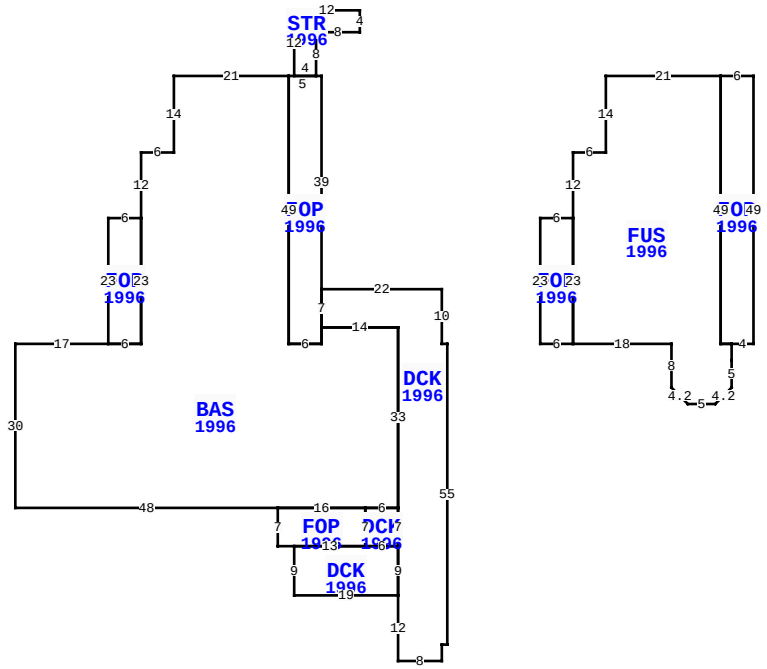
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 60
Exterior Wall	14	WD SHINGLE 40
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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	3,381	100	1996	3,381	476,020
DCK	42	10	1996	4	563
DCK	171	10	1996	17	2,393
DCK	697	10	1996	70	9,856
FOP	112	30	1996	34	4,787
FOP	138	30	1996	41	5,772
FOP	138	30	1996	41	5,772
FOP	294	30	1996	88	12,390
FOP	294	30	1996	88	12,390
FUS	1,351	100	1996	1,351	190,211
TOTALS	6,698			5,123	721,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,123	118.4650	164.67	843,604	1996	1996	0	0	0	14.50	85.50

36 SNGL FAM 0% - 0 Heated Area: 4732 HX Base Yr



** This building has 11 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 12 of 68 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=-29,-49] W21 S14 W6 S12 S23 W6 W17 S30 E48 E16 E6 N33 W14 S3 W6 N49 $
FUS=[YR=1996;ORIG=50,0] N49 W21 S14 W6 S12 S23 U0R18 S8 D3R3 E5 U3R3 N5 N3 D0L2 $
DCK=[YR=1996;ORIG=0,0] W1 N10 W22 S7 E14 S33 S7 S9 S12 E8 N3 E1 N55 $
FOP=[YR=1996;ORIG=-23,-3] N7 N39 W1 W5 S49 E6 N3 $
FOP=[YR=1996;ORIG=50,0] E2 E4 N49 W6 S49 $
DCK=[YR=1996;ORIG=-28,37] S9 E19 N9 W6 W13 $
FOP=[YR=1996;ORIG=-56,-23] W6 S23 E6 N23 $
FOP=[YR=1996;ORIG=23,-0] N23 W6 S23 E6 $
FOP=[YR=1996;ORIG=-31,30] S7 E3 E13 N7 W16 $

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
131	0681	POLE SHED	0	0	54	10	540.00	SF	15.00	15.00	100	1990	1990	3	20	1,620	
132	0680	POLE SHED	0	0	12	19	228.00	SF	10.00	10.00	100	1990	1990	3	20	456	
133	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
134	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
135	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
136	0681	POLE SHED	0	0	30	11	330.00	SF	15.00	15.00	100	1990	1990	3	20	1,980	
137	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
138	0680	POLE SHED	0	0	18	12	216.00	SF	10.00	10.00	100	1990	1990	3	20	432	
139	0680	POLE SHED	0	0	13	19	247.00	SF	4.00	4.00	100	1990	1990	3	20	198	
140	0681	POLE SHED	0	0	16	16	256.00	SF	6.00	6.00	100	1990	1990	3	20	307	

TOTAL OB/XF 8,065

LAND DESCRIPTION

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

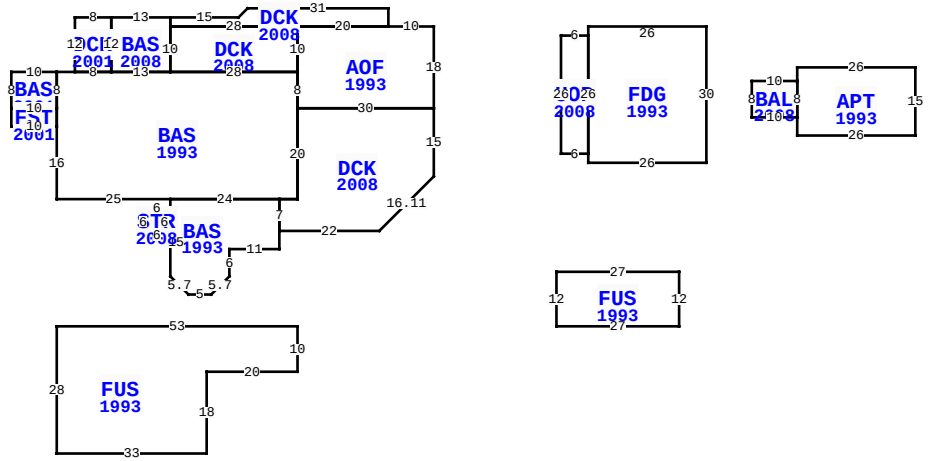
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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	540	110	1993	594	75,304
APT	390	100	1993	390	49,442
BAL	80	15	2008	12	1,522
BAS	378	100	1993	378	47,920
BAS	1,484	100	1993	1,484	188,131
BAS	80	100	2001	80	10,142
BAS	156	100	2008	156	19,777
DCK	96	10	2001	10	1,268
DCK	160	10	2008	16	2,029
DCK	280	10	2008	28	3,549
TOTALS	6,870			5,198	658,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,198	111.9100	155.55	808,549	1983	1988	0	0	0	18.50	81.50

37 SNGL FAM 0% - 0 Heated Area: 4476 HX Base Yr



** This building has 17 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-79,10] W4 S8 S4 S16 E25 E24 E4 N20 N8 W28 W13 W8 $
FUS=[YR=1993;ORIG=-30,66] W53 S28 E33 N18 E20 N10 $
FDG=[YR=1993;ORIG=60,0] W26 S2 S26 S2 E26 N30 $
DCK=[YR=2008;ORIG=-34,45] E22 U12R12 N15 W30 S20 W4 S7 $
AOF=[YR=1993;ORIG=0,0] W10 W20 S10 S8 E30 N18 $
APT=[YR=1993;ORIG=80,9] E26 S15 W26 N4 N8 N3 $
BAS=[YR=1993;ORIG=-58,38] S2 S15 D4R4 E5 U4R4 N6 E11 N4 N7 W24 $
FUS=[YR=1993;ORIG=54,54] W27 S12 E27 N12 $
DCK=[YR=2008;ORIG=-30,0] W28 S10 E28 N10 $
DCK=[YR=2008;ORIG=-10,0] N4 W31 D2L2 W15 S2 E28 E20 $

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
141	0681	POLE SHED	0	0	24	12	288.00	SF	6.00	6.00	100	1990	1990	3	20	346	
142	0681	POLE SHED	0	0	41	10	410.00	SF	15.00	15.00	100	1990	1990	3	20	1,230	
143	0681	POLE SHED	0	0	54	16	864.00	SF	15.00	15.00	100	1990	1990	3	20	2,592	
144	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
145	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
146	0881	FOUNTAIN	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	1996	1996	3	100	20,000	
147	0681	POLE SHED	0	0	12	16	192.00	SF	15.00	15.00	100	1990	1990	3	20	576	
148	0812	CONCRETE C	0	0	0	0	16,248.00	SF	4.00	4.00	100	1996	1996	3	68	44,195	
149	0101	COM B-B-Q	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	1996	1996	3	20	900	
150	0966	FIRE SPRNK	0	0	0	0	14,608.00	SF	3.00	3.00	100	1996	1996	3	68	29,800	

TOTAL OB/XF 102,039

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

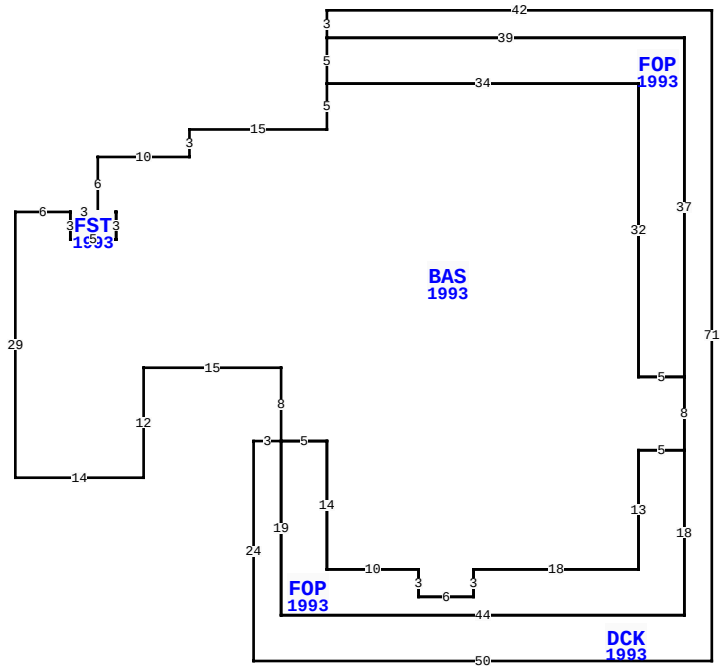
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
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	2,826	100	1993	2,826	363,450
DCK	622	10	1993	62	7,974
FOP	337	30	1993	101	12,990
FOP	355	30	1993	106	13,632
FST	15	55	1993	8	1,029
TOTALS	4,155			3,103	399,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,103	112.1480	155.89	483,727	1990	1990	0	0	0	17.50	82.50

38 SNGL FAM 0% - 0 Heated Area: 2826 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
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TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-42,8] S5 W15 S3 W10 S6 E2 S3 W5 N3 W6 S29 E14 N12 E15 S8 E5 S14 E10 S3 E6 N3 E18 N13 E5 N8 W5 N32 W34 $
DCK=[YR=1993;ORIG=0,0] W42 S3 E39 S37 S8 S18 W44 N19 W3 S24 E50 N71 $
FOP=[YR=1993;ORIG=-42,3] S5 E34 S32 E5 N37 W39 $
FOP=[YR=1993;ORIG=-47,47] S19 E44 N18 W5 S13 W18 S3 W6 N3 W10 N14 W5 $
FST=[YR=1993;ORIG=-67,22] W3 S3 E5 N3 W2 $
.

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
151	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
152	0681	POLE SHED	0	0	25	12	300.00	SF	15.00	15.00	100	1990	1990	3	20	900	
153	0803	ASPHALT C	0	0	0	0	47,310.00	SF	2.00	2.00	100	1990	1990	3	50	47,310	
154	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
155	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
156	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
157	0681	POLE SHED	0	0	16	40	640.00	SF	15.00	15.00	100	1990	1990	3	20	1,920	
158	0681	POLE SHED	0	0	16	40	640.00	SF	15.00	15.00	100	1990	1990	3	20	1,920	
159	0681	POLE SHED	0	0	20	30	600.00	SF	15.00	15.00	100	1990	1990	3	20	1,800	
160	0681	POLE SHED	0	0	14	16	224.00	SF	15.00	15.00	100	1990	1990	3	20	672	

TOTAL OB/XF 58,890

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

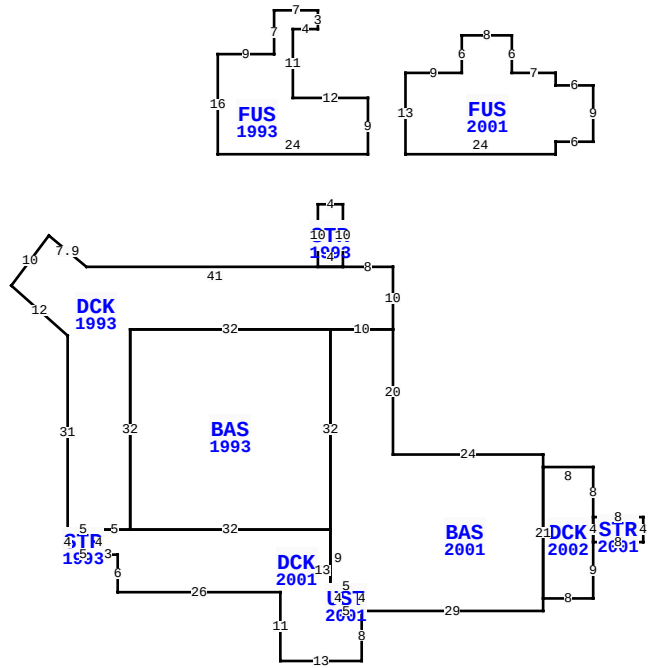
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	05	ASPH TILE 50
Interior Floo	07	CORK/VTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 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	1,024	100	1993	1,024	119,132
BAS	1,030	100	2001	1,030	119,830
DCK	924	10	1993	92	10,703
DCK	480	10	2001	48	5,584
DCK	168	10	2002	17	1,978
FUS	333	100	1993	333	38,741
FUS	414	100	2001	414	48,165
STR	20	10	1993	2	233
STR	40	10	1993	4	465
STR	32	10	2001	3	349
TOTALS	4,485			2,976	346,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,976	105.2800	146.34	435,508	1974	1984	0	0	0	20.50	79.50

40 SNGL FAM 0% - 0 Heated Area: 2801 HX Base Yr



** This building has 11 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=-8,0] N2 W24 N20 W10 S32 S9 E5 S4 E29 N2 N21 $
BAS=[YR=1993;ORIG=-42,10] N32 W32 S32 E32 $
DCK=[YR=1993;ORIG=-32,-22] N10 W8 W41 U5L6 D8L6 D8R9 S31 E5 E5 N32 E32 E10 $
DCK=[YR=2001;ORIG=-79,10] S4 E3 S6 E26 S11 E13 N8 W5 N13 W32 W5 $
FUS=[YR=2001;ORIG=-30,-50] E24 N2 E6 N9 W6 N2 W7 N6 W8 S6 W9 S13 $
FUS=[YR=1993;ORIG=-60,-50] E24 N9 W12 N11 E4 N3 W7 S7 W9 S16 $
DCK=[YR=2002;ORIG=0,0] W8 S21 E8 N9 N4 N8 $

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
161	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
162	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
163	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
164	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
165	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
166	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
167	0680	POLE SHED	0	0	30	14	420.00	SF	10.00	10.00	100	1990	1990	3	20	840	
168	0681	POLE SHED	0	0	16	40	640.00	SF	15.00	15.00	100	1990	1990	3	20	1,920	
169	0680	POLE SHED	0	0	18	12	216.00	SF	10.00	10.00	100	1990	1990	3	20	432	
170	0681	POLE SHED	0	0	30	21	630.00	SF	15.00	15.00	100	1990	1990	3	20	1,890	

TOTAL OB/XF 10,554

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

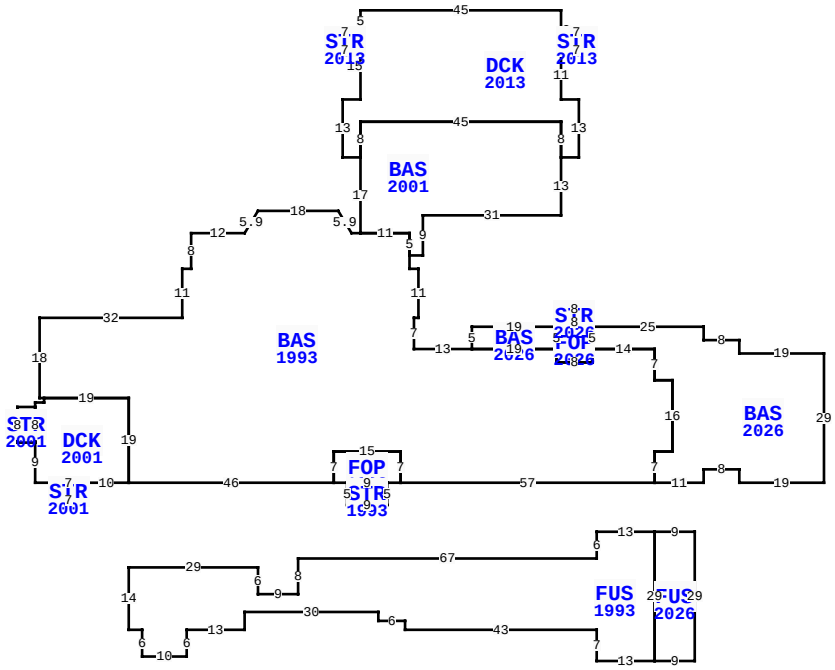
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	11	SLATE 30
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		6.5 100
Frame	02	WOOD FRAME 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	5,363	100	1993	5,363	1,146,012
BAS	1,016	100	2001	1,016	217,107
BAS	95	100	2026	95	20,300
BAS	1,174	100	2026	1,174	250,870
DCK	397	10	2001	40	8,548
DCK	1,229	10	2013	123	26,283
FOP	105	30	1993	32	6,838
FOP	72	30	2026	22	4,701
FUS	1,855	100	1993	1,855	396,393
FUS	261	100	2026	261	55,773
TOTALS	11,752			9,999	2,136,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	9,999	145.8658	242.14	2,421,158	1961	2001	0	0	0	11.75	88.25

41 SFR CUST 0% - 0 Heated Area: 9764 HX Base Yr



** This building has 16 Sub-Areas

581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 S3 W8 N3 W19 W13 N7 E1 N11 W2 N3 N5 W11 W2 U5L3 W18 D5L3 W12 S8 W2 S11 W32 S18 E1 E19 S19 E46 N7 E15 S7 E57 N7 E4 N16 W4 N7 $
FUS=[YR=1993;ORIG=0,70] N29 W13 S6 W67 S8 W9 N6 W29 S14 E3 S6 E10 N6 E13 N4 E30 S2 E6 S2 E43 S7 E13 $
DCK=[YR=2013;ORIG=-21,-43] E4 N13 W4 N11 N9 W45 S5 S15 W4 S13 E4 N8 E45 S8 $
BAS=[YR=2001;ORIG=-55,-21] E3 N9 E31 N13 N8 W45 S8 S17 E11 S5 $
DCK=[YR=2001;ORIG=-137,11] S1 W2 S1 S8 S9 E4 E7 E10 N19 W19 $
FOP=[YR=1993;ORIG=-72,30] E3 E9 E3 N7 W15 S7 $
STR=[YR=1993;ORIG=-69,30] S5 E9 N5 W9 $

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
171	0681	POLE SHED	0	0	20	16	320.00	SF	15.00	15.00	100	1990	1990	3	20	960	
172	0681	POLE SHED	0	0	36	21	756.00	SF	15.00	15.00	100	1990	1990	3	20	2,268	
173	0681	POLE SHED	0	0	36	21	756.00	SF	15.00	15.00	100	1990	1990	3	20	2,268	
174	0681	POLE SHED	0	0	16	40	640.00	SF	15.00	15.00	100	1990	1990	3	20	1,920	
175	0680	POLE SHED	0	0	10	30	300.00	SF	10.00	10.00	100	1990	1990	3	20	600	
176	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
177	0681	POLE SHED	0	0	14	16	224.00	SF	18.00	18.00	100	1990	1990	3	20	806	
179	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
180	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
181	0680	POLE SHED	0	0	18	12	216.00	SF	10.00	10.00	100	1990	1990	3	20	432	

TOTAL OB/XF 11,558

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

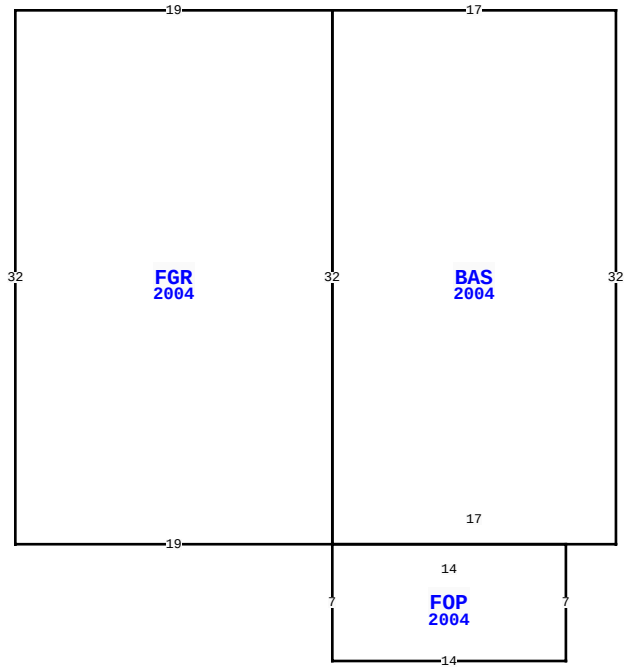
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
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	544	100	2004	544	59,539
FGR	608	60	2004	365	39,948
FOP	98	30	2004	29	3,174
TOTALS	1,250			938	102,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	938	101.8500	152.01	142,585	1998	1998	0	0	0	28.00	72.00

74 OFFICE 0% - 0 Heated Area: 544 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 FGR=[YR=2004] W19 S32 E19 FOP=[YR=2004]
S7 E14 N7 W14 $ N32 $ S32 E17 N32 $.

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
182	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
183	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
184	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
185	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
186	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	1990	1990	3	20	576	
187	0681	POLE SHED	0	0	30	20	600.00	SF	15.00	15.00	100	1990	1990	3	20	1,800	
188	0681	POLE SHED	0	0	30	20	600.00	SF	15.00	15.00	100	1990	1990	3	20	1,800	
189	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
190	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
191	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	

TOTAL OB/XF 9,984

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
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SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	16	EPOXY STRP 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		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

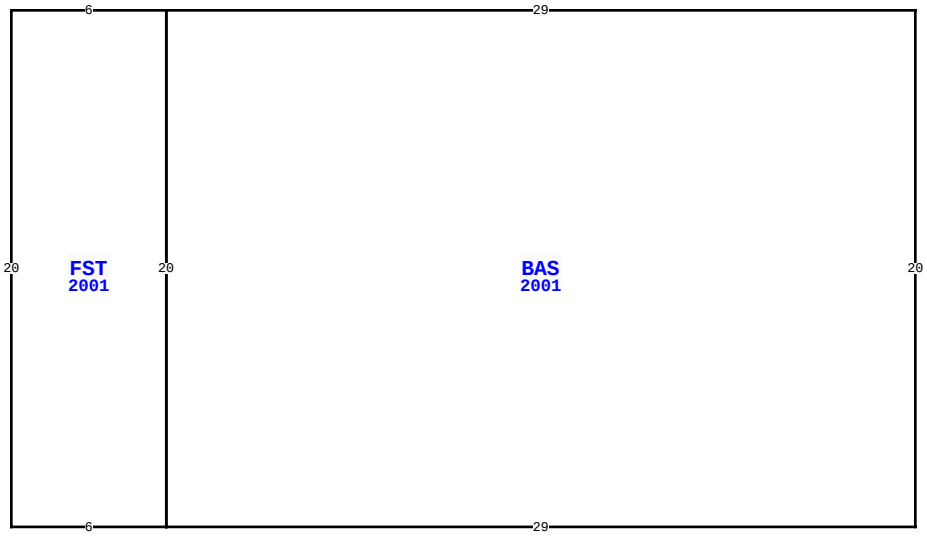
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	580	100	2001	580	76,471
FST	120	50	2001	60	7,911
TOTALS	700			640	84,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	640	95.7946	171.23	109,587	2001	2001	0	0	0	23.00	77.00

75 RSTARANT 1 0% - 0 Heated Area: 580 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W29FST=[YR=2001] W6S20E6N20$ S20E29N20$.

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
192	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
193	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
194	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	1990	1990	3	20	864	
195	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	1990	1990	3	20	864	
196	0681	POLE SHED	0	0	10	32	320.00	SF	15.00	15.00	100	1990	1990	3	20	960	
197	0681	POLE SHED	0	0	13	30	390.00	SF	15.00	15.00	100	1990	1990	3	20	1,170	
198	0680	POLE SHED	0	0	16	12	192.00	SF	10.00	10.00	100	1990	1990	3	20	384	
199	0681	POLE SHED	0	0	20	14	280.00	SF	15.00	15.00	100	1990	1990	3	20	840	
200	0681	POLE SHED	0	0	20	14	280.00	SF	15.00	15.00	100	1990	1990	3	20	840	
201	0681	POLE SHED	0	0	20	14	280.00	SF	15.00	15.00	100	1990	1990	3	20	840	

TOTAL OB/XF 8,298

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

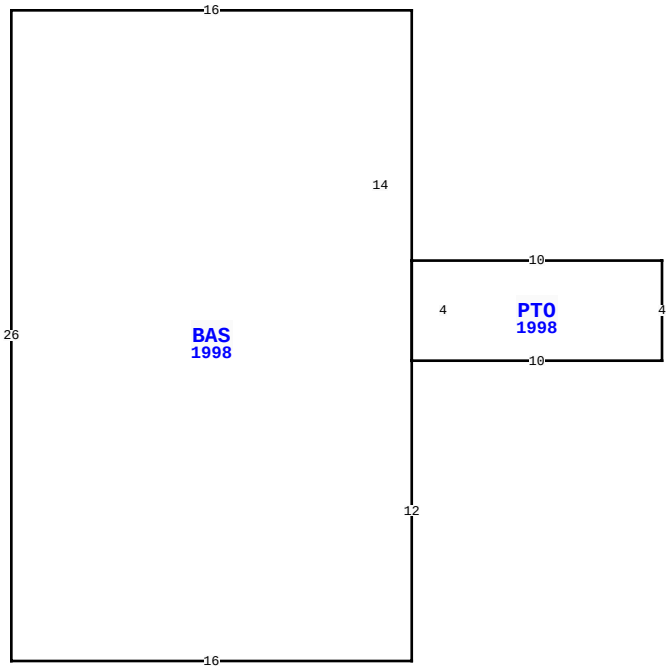
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		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	416	100	1998	416	6,788
PTO	40	5	1998	2	33
TOTALS	456			418	6,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	418	54.5160	25.90	10,826	1998	1998	0	0	0	37.00	63.00

76 STOR WAREH 0% - 0 Heated Area: 416 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W16S26E16N12PTO=[YR=1998] E10N4W10S4$N14$.

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
202	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
203	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
204	0681	POLE SHED	0	0	20	30	600.00	SF	15.00	15.00	100	1990	1990	3	20	1,800	
205	0680	POLE SHED	0	0	28	20	560.00	SF	10.00	10.00	100	1990	1990	3	20	1,120	
206	0680	POLE SHED	0	0	28	20	560.00	SF	10.00	10.00	100	1990	1990	3	20	1,120	
207	0680	POLE SHED	0	0	26	20	520.00	SF	10.00	10.00	100	1990	1990	3	20	1,040	
208	0680	POLE SHED	0	0	26	20	520.00	SF	10.00	10.00	100	1990	1990	3	20	1,040	
209	0681	POLE SHED	0	0	30	20	600.00	SF	15.00	15.00	100	1990	1990	3	20	1,800	
210	0680	POLE SHED	0	0	26	20	520.00	SF	10.00	10.00	100	1990	1990	3	20	1,040	
211	0680	POLE SHED	0	0	26	20	520.00	SF	10.00	10.00	100	1990	1990	3	20	1,040	

TOTAL OB/XF 12,400

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

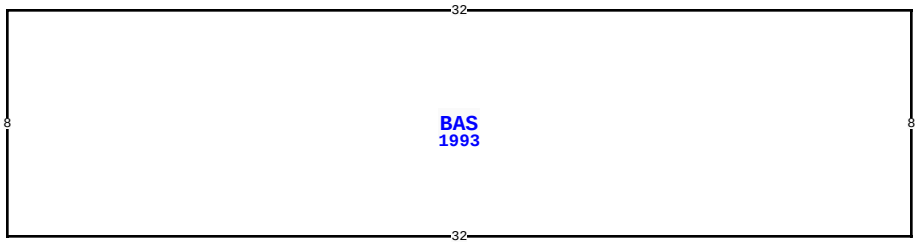
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	256	100	1993	256	4,439
TOTALS	256			256	4,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	256	68.0000	57.80	14,797	1986	1986	0	0	0	70.00	30.00

77 M/H 93- 0% - 0 Heated Area: 256 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32S8E32N8$.

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
212	0680	POLE SHED	0	0	26	20	520.00	SF	10.00	10.00	100	1990	1990	3	20	1,040	
213	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
214	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
215	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
216	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
217	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
218	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
219	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
220	0680	POLE SHED	0	0	25	20	500.00	SF	10.00	10.00	100	1990	1990	3	20	1,000	
221	0680	POLE SHED	0	0	25	20	500.00	SF	10.00	10.00	100	1990	1990	3	20	1,000	

TOTAL OB/XF 11,440

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
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WHITE OAK CONSERVATION HOLDINGS LLC
581705 WHITE OAK RD
YULEE, FL 32097

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

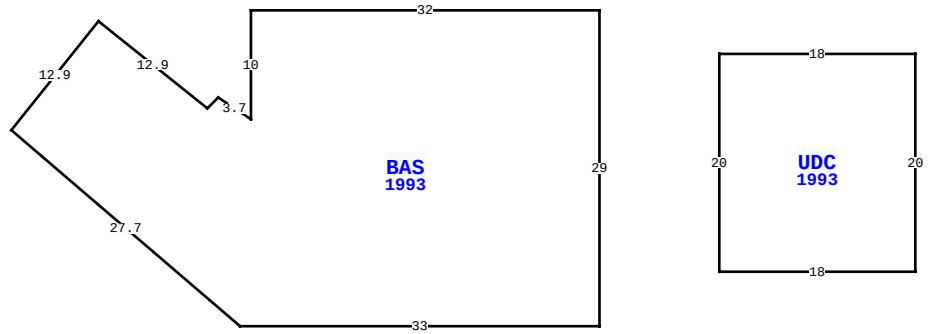
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	1993	1,244	150,324
UDC	360	25	1993	90	10,876
TOTALS	1,604			1,334	161,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,334	116.6880	162.20	216,375	1974	1974	0	0	0	25.50	74.50

84 SNGL FAM 0% - 0 Heated Area: 1244 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE
XF DATE			LAND DATE 05/27/2026 MLU
INC DATE			AG DATE 09/18/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W32 S10 U2L3 D1L1 U8L10 D10L8 D18R21
E33 N29 $
UDC=[YR=1993;ORIG=11,4] S20 E18 N20 W18 $
PTR=[ORIG=0,0] E15 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
222	0680	POLE SHED	0	0	25	20	500.00	SF	10.00	10.00	100	1990	1990	3	20	1,000	
223	0680	POLE SHED	0	0	50	20	1,000.00	SF	10.00	10.00	100	1990	1990	3	20	2,000	
224	0681	POLE SHED	0	0	40	18	720.00	SF	15.00	15.00	100	1990	1990	3	20	2,160	
225	0681	POLE SHED	0	0	32	15	480.00	SF	15.00	15.00	100	1990	1990	3	20	1,440	
226	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
227	0680	POLE SHED	0	0	32	15	480.00	SF	10.00	10.00	100	1990	1990	3	20	960	
228	0680	POLE SHED	0	0	50	20	800.00	SF	10.00	10.00	100	1990	1990	3	20	1,600	
229	0681	POLE SHED	0	0	100	16	1,600.00	SF	15.00	15.00	100	1990	1990	3	20	4,800	
230	0681	POLE SHED	0	0	50	16	800.00	SF	15.00	15.00	100	1990	1990	3	20	2,400	
231	0681	POLE SHED	0	0	10	20	200.00	SF	15.00	15.00	100	1990	1990	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 18,160

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
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SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

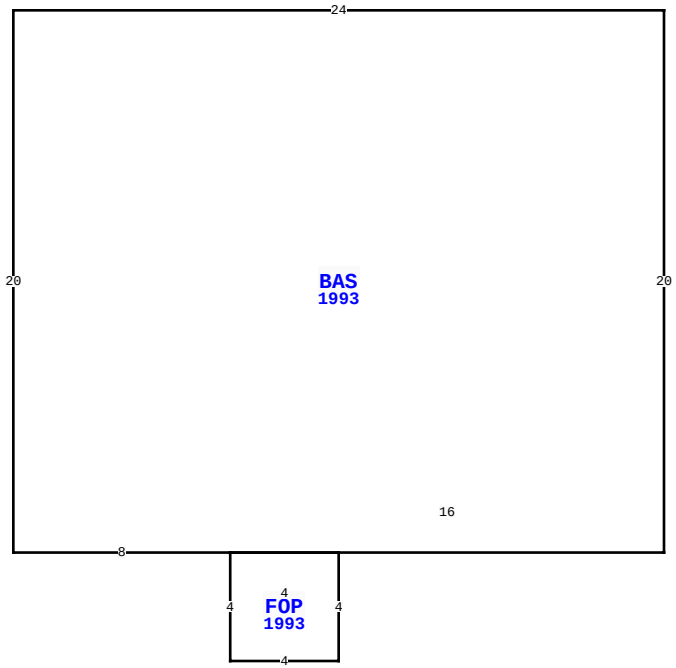
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	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	480	100	1993	480	64,938
FOP	16	30	1993	5	676
TOTALS	496			485	65,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	485	123.2000	171.25	83,056	1983	1983	0	0	0	21.00	79.00

85 SNGL FAM 0% - 0 Heated Area: 480 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S20 E8 FOP=[YR=1993] S4 E4 N4 W4 $ E16 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
232	0681	POLE SHED	0	0	10	14	140.00	SF	15.00	15.00	100	1990	1990	3	20	420	
233	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
234	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
235	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
236	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
237	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
238	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
239	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
240	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
241	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	

TOTAL OB/XF 10,356

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	14	WD SHINGLE 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		16 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	00	QUALITY Level 03
Occupancy	00	OCCUPANCY 100

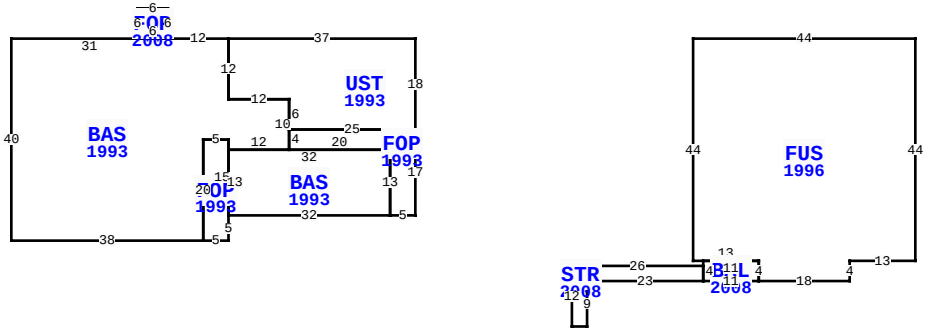
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	44	15	2008	7	523
BAS	416	100	1993	416	31,063
BAS	1,740	100	1993	1,740	129,926
FOP	100	30	1993	30	2,240
FOP	165	30	1993	50	3,734
FOP	36	30	2008	11	821
FUS	2,008	100	1996	2,008	149,938
STR	105	10	2008	10	747
UST	594	40	1993	238	17,771
TOTALS	5,208			4,510	336,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	4,510	91.8000	137.01	617,915	1986	1990	0	0	0	45.50	54.50

87 OFFICE 0% - 0 Heated Area: 4164 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	
XF DATE			
INC DATE			
LGL DATE			
LAND DATE	05/27/2026	MLU	
AG DATE	09/18/2025	KBA	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W37 BAS=[YR=1993] W12 FOP=[YR=2008] N6 W6 S6 E6 $ W31 S40 E38 FOP=[YR=1993] E5 N5 BAS=[YR=1993] E32 FOP=[YR=1993] E5 N17 W25 S4 E20 S13$ N13 W32 S13$ N15 W5 S20$ N20 E5 S2 E12 N10 W12 N12 $ S12 E12 S6 E25 N18$ PTR= E55 FUS=[YR=1996] E44 S44 W13 S4 W18 BAL=[YR=2008] W11 STR=[YR=2008] W23 S9 W3 N12 E26 S3 $ N4 E11 S4$ N4 W13 N44$ W55$.

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
242	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
243	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
244	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
245	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
246	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
247	0819	CONC 12"	0	0	0	0	144.00	SF	9.50	9.50	100	2018	2018	3	96	1,313	
248	0425	CL FNC 8'	0	0	0	0	2,448.00	LF	10.65	10.65	100	2018	2018	3	90	23,464	
249	0463	FENCE GATE	0	0	0	0	28.00	UT	300.00	300.00	100	2018	2018	3	90	7,560	

LAND DESCRIPTION

TOTAL OB/XF 38,337

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

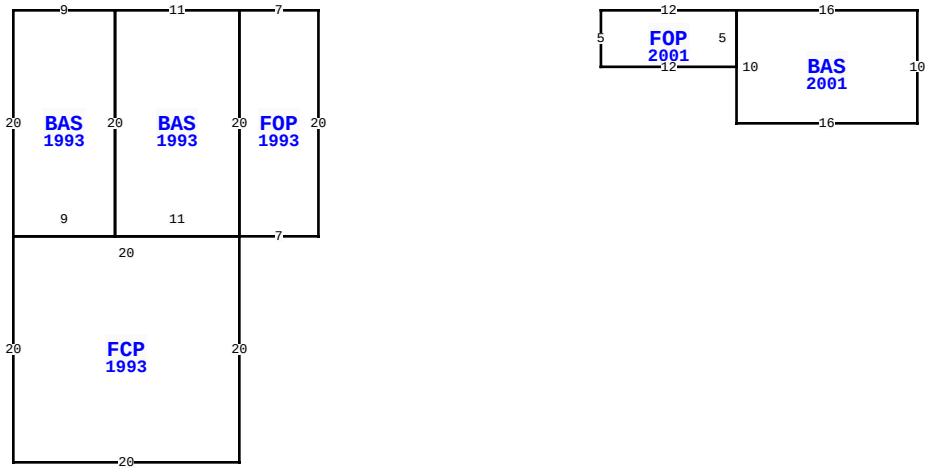
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 70
Interior Floo	07	CORK/VTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	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
BAS	180	100	1993	180	3,767
BAS	220	100	1993	220	4,604
BAS	160	100	2001	160	3,348
FCP	400	60	1993	240	5,022
FOP	140	50	1993	70	1,465
FOP	60	50	2001	30	628
TOTALS	1,160			900	18,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	900	88.1126	41.85	37,665	1993	1993	0	0	0	50.00	50.00

92 STOR WAREH 0% - 0 Heated Area: 560 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
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BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W7 BAS=[YR=1993] W11 BAS=[YR=1993] W9 S20
FCP=[YR=1993] S20 E20 N20 W20 $ E9 N20 $ S20 E11 N20 $ S20 E7
N20 $ PTR=E25 FOP=[YR=2001] E12 BAS=[YR=2001] E16 S10 W16
N10$ S5 W12 N5 $ 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

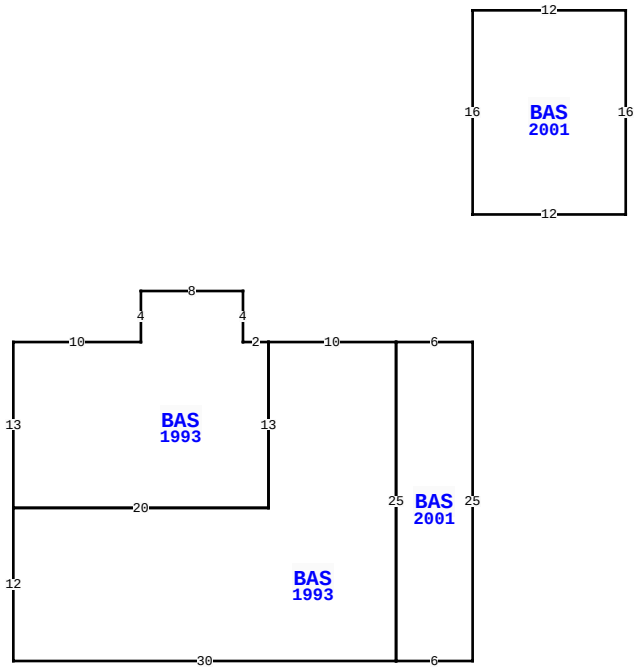
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		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	292	100	1993	292	1,230
BAS	490	100	1993	490	2,065
BAS	150	100	2001	150	632
BAS	192	100	2001	192	809
TOTALS	1,124			1,124	4,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,124	44.3520	21.07	23,683	1960	1965	0	0	0	80.00	20.00

93 STOR WAREH 0% - 0 Heated Area: 1124 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
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TOTAL MARKET VALUE		11,825,737
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BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W6 BAS=[YR=1993] W10 BAS=[YR=1993] W2 N4 W8 S4 W10 S13 E20 N13$ S13 W20 S12 E30 N25$ S25 E6 N25$ PTR= N10 BAS=[YR=2001] N16 E12 S16 W12$ S10$.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

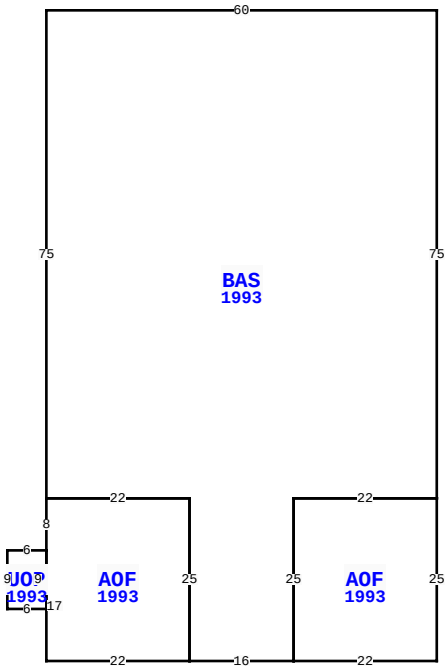
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		14 100
RMS		3 100
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	550	185	1993	1,018	11,381
AOF	550	185	1993	1,018	11,381
BAS	4,900	100	1993	4,900	54,782
UOP	54	30	1993	16	179
TOTALS	6,054			6,952	77,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	6,952	82.8200	22.36	155,447	1980	1980	0	0	0	50.00	50.00

94 BARNS 0% - 0 Heated Area: 6000 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
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TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S75 AOF=[YR=1993] S8 UOP=[YR=1993] W6S9E6N9$S17E22N25W22$ E22S25E16 AOF=[YR=1993] E22 N25 W22 S25$ N25 E22 N75$.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

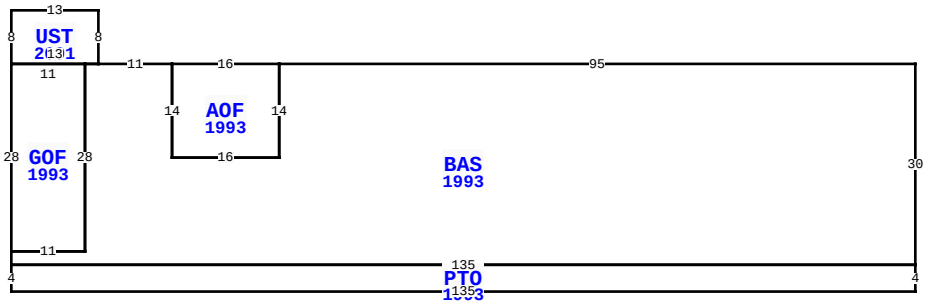
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	12	CEDAR 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		11 100
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	224	185	1993	414	2,565
BAS	3,518	100	1993	3,518	21,794
GOF	308	210	1993	647	4,008
PTO	540	5	1993	27	168
UST	104	50	2001	52	322
TOTALS	4,694			4,658	28,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	4,658	45.8927	12.39	57,713	1990	1990	0	0	0	50.00	50.00

95 BARNS 0% - 0 Heated Area: 4050 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
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NASSAU COUNTY PROPERTY

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GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W95 AOF=[YR=1993] W16 S14 E16 N14$ S14 W16 N14 W11 UST=[YR=2001] N8 W13 S8GOF=[YR=1993] S28 E11 N28 W11$ E13$ W2 S28 W11 S2 PTO=[YR=1993] S4 E135 N4 W135$ E135 N30$
.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

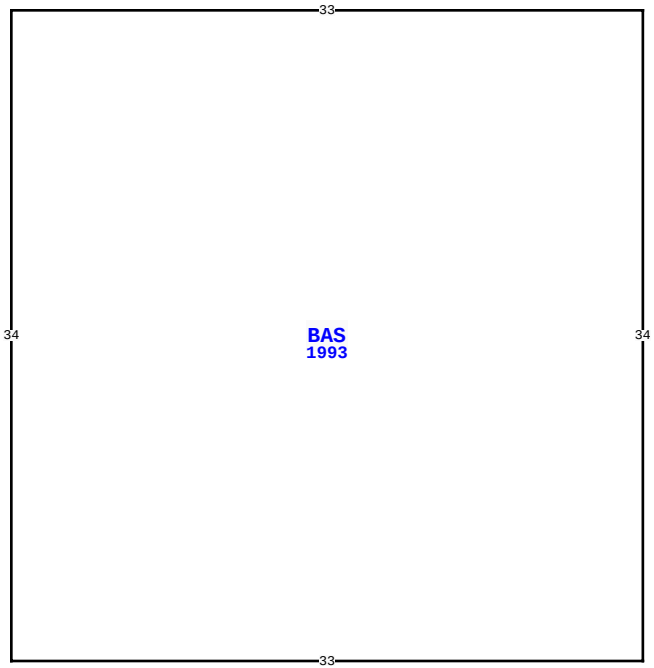
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		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	1,122	100	1993	1,122	6,519
TOTALS	1,122			1,122	6,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,122	43.0500	11.62	13,038	1990	1990	0	0	0	50.00	50.00

96 BARNS 0% - 0 Heated Area: 1122 HX Base Yr



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581705 WHITE OAK RD, YULEE

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TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S34 E33 N34 $.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

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		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

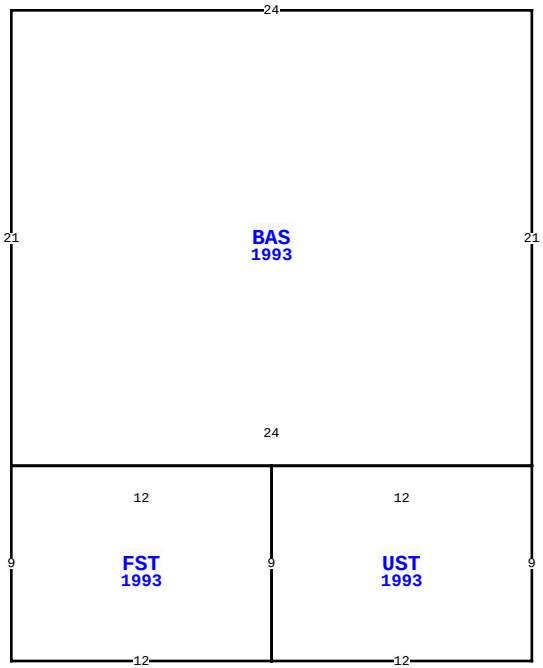
DOR CODE 5900 TIMBERLAND UNCLASS
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	1993	504	35,642
FST	108	50	1993	54	3,819
UST	108	40	1993	43	3,041
TOTALS	720			601	42,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	601	86.9400	129.76	77,986	1990	1990	0	0	0	45.50	54.50

97 OFFICE 0% - 0 Heated Area: 504 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S21 FST=[YR=1993] S9E12 UST=[YR=1993] E12N9W12S9$N9W12$E24 N21$.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
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SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

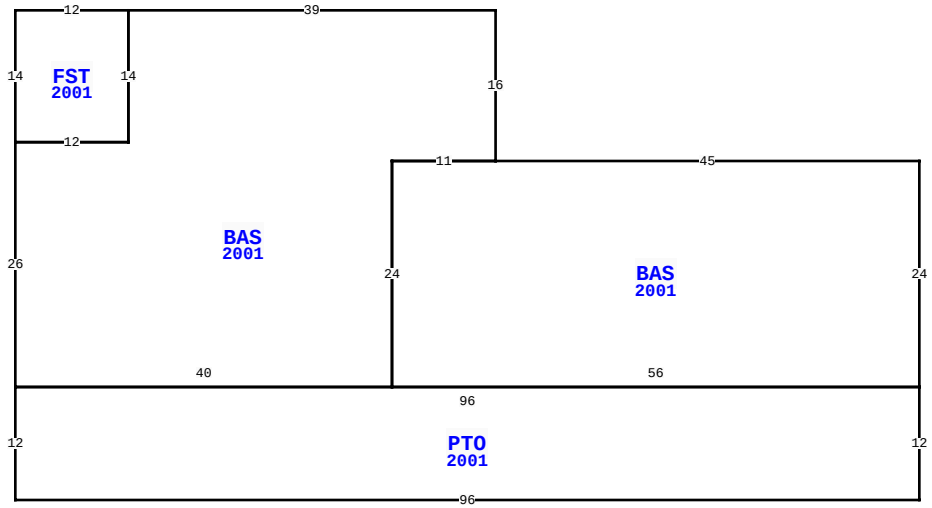
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	07	CORK/VTILE 50
Interior Floo	16	EPOXY STRP 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		6 100
Stories	0	0 100
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	1,344	100	2001	1,344	161,492
BAS	1,608	100	2001	1,608	193,214
FST	168	50	2001	84	10,093
PTO	1,152	5	2001	58	6,969
TOTALS	4,272			3,094	371,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	3,094	95.8360	164.60	509,272	1994	1999	0	0	0	27.00	73.00

99 MDL OFFICE 0% - 0 Heated Area: 2952 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W45 BAS=[YR=2001] N16 W39 FST=[YR=2001] W12S14E12N14$ S14W12 S26PTO=[YR=2001] S12E96N12W96$E40 N24 E11$ W11 S24 E56 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

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 100
Interior Floo	08	SHT VINYL 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		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

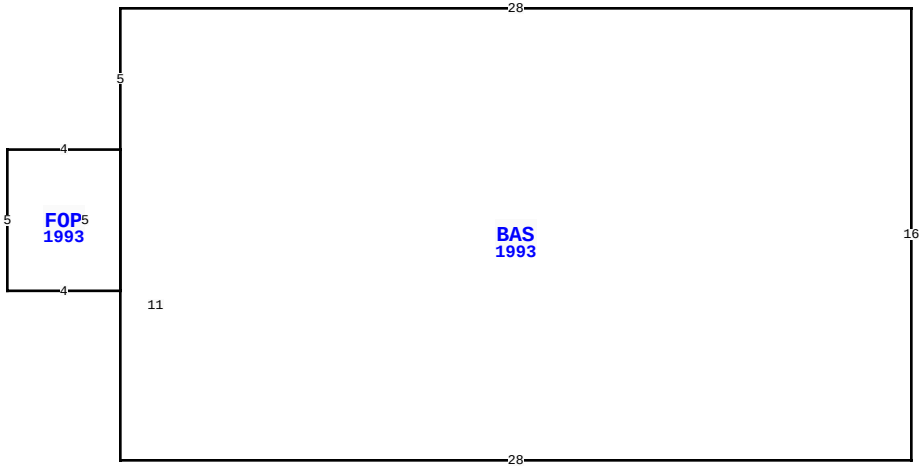
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100	1993	448	37,242
FOP	20	30	1993	6	498
TOTALS	468			454	37,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	454	89.8380	134.08	60,872	1993	1993	0	0	0	38.00	62.00

100 OFFICE 0% - 0 Heated Area: 448 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S5 FOP=[YR=1993] W4 S5 E4 N5 $ S11 E28 N16 $.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

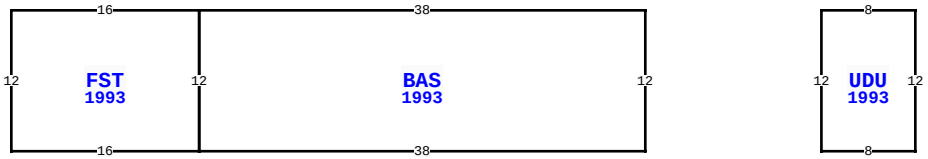
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
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	456	100	1993	456	23,003
FST	192	50	1993	96	4,843
UDU	96	30	1993	29	1,463
TOTALS	744			581	29,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	581	116.2350	65.09	37,817	1980	1980	0	0	0	22.50	77.50

100 ACCESORY U 0% - 0 Heated Area: 456 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FST=[YR=1993] W16 S12 E16 N12 $ S12 E38 N12 $ PTR= E15 UDU=[YR=1993] E8 S12 W8 N12 $ 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

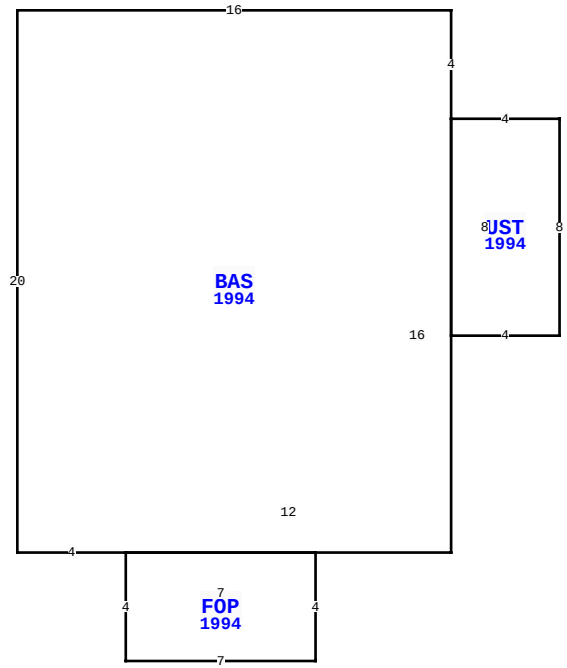
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
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	320	100	1994	320	26,266
FOP	28	30	1994	8	657
UST	32	40	1994	13	1,067
TOTALS	380			341	27,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	341	85.9320	128.25	43,733	1994	1994	0	0	0	36.00	64.00

101 OFFICE 0% - 0 Heated Area: 320 HX Base Yr



BLD DATE	05/28/2019	KK
XF DATE		
INC DATE		
LGL DATE		
LAND DATE	05/27/2026	MLU
AG DATE	09/18/2025	KBA

581705 WHITE OAK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1994] W4 BAS=[YR=1994] N4 W16 S20 E4 FOP=[YR=1994] S4 E7 N4 W7 $ E12 N16 $ S8 E4 N8 $.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

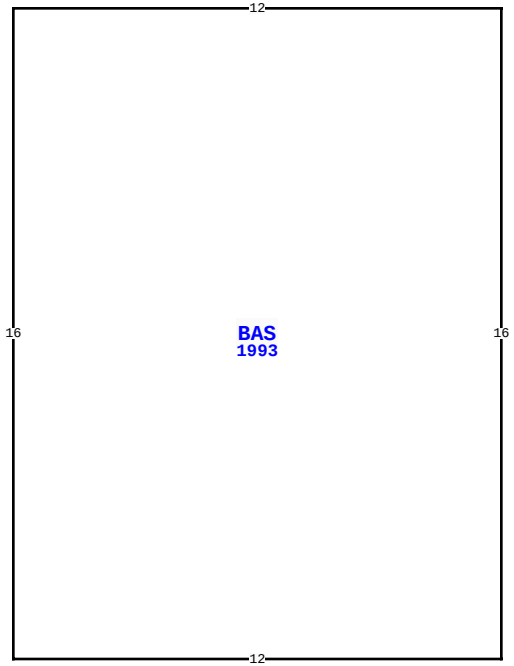
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
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	192	100	1993	192	1,608
TOTALS	192			192	1,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	192	58.7790	27.92	5,361	1985	1985	0	0	0	70.00	30.00

101 STOR WAREH 0% - 0 Heated Area: 192 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S16 E12 N16 $.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

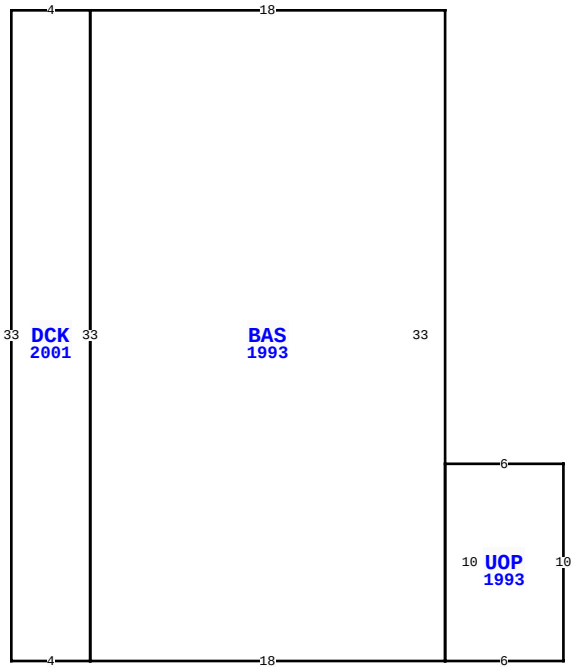
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 70
Interior Floo	09	PINE WOOD 30
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	594	100	1993	594	8,661
DCK	132	10	2001	13	190
UOP	60	20	1993	12	175
TOTALS	786			619	9,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8601	04	619	54.0068	29.16	18,050	1970	1970	0	0	0	50.00	50.00

102 BOAT HOUSE 0% - 0 Heated Area: 594 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 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		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 DCK=[YR=2001] W4 S33 E4 N33$ S33 E18
UOP=[YR=1993] E6 N10 W6 S10$ N33$.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

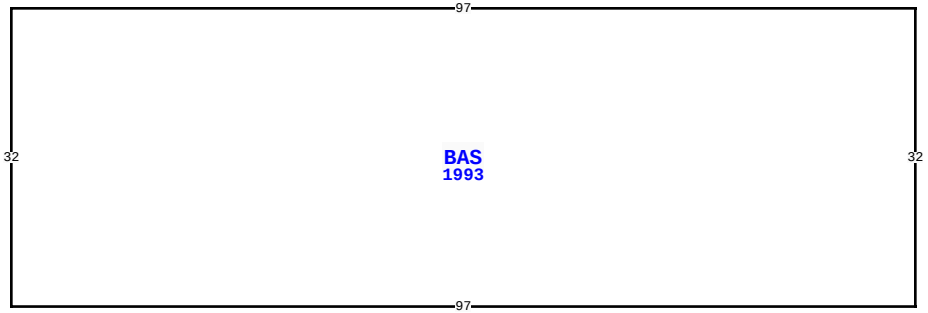
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		20 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 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	3,104	100	1993	3,104	40,476
TOTALS	3,104			3,104	40,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	3,104	96.5920	26.08	80,952	1987	1987	0	0	0	50.00	50.00

104 BARNS 0% - 0 Heated Area: 3104 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W97 S32 E97 N32 $.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

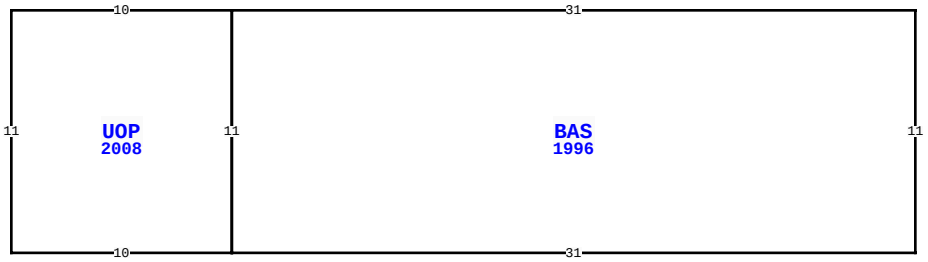
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	341	100	1996	341	4,341
UOP	110	30	2008	33	420
TOTALS	451			374	4,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	374	65.2935	25.46	9,522	1985	1985	0	0	0	50.00	50.00

107 GARAGE RES 0% - 0 Heated Area: 341 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W31 UOP=[YR=2008] W10 S11 E10 N11 $ S11 E31 N11 $.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

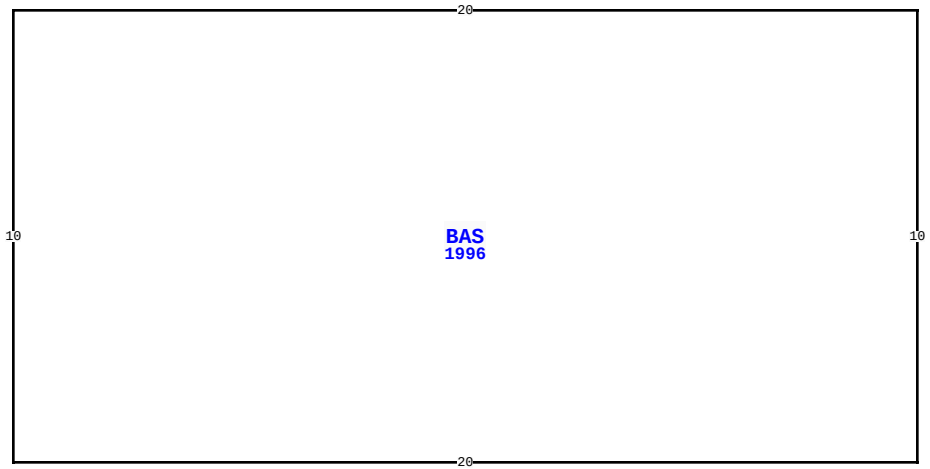
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	200	100	1996	200	1,734
TOTALS	200			200	1,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	200	64.2365	17.34	3,468	1995	1995	0	0	0	50.00	50.00

108 BARNS 0% - 0 Heated Area: 200 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
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TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

581705 WHITE OAK RD, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 S10 E20 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

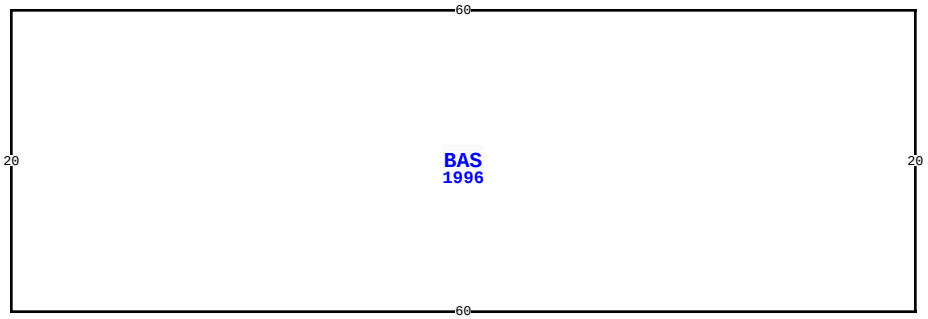
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 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	1,200	100	1996	1,200	8,400
TOTALS	1,200			1,200	8,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	14.00	16,800	1992	1992	0	0	0	50.00	50.00

109 BARNS 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
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TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
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BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S20 E60 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

WHITE OAK CONSERVATION HOLDINGS LLC
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YULEE, FL 32097

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

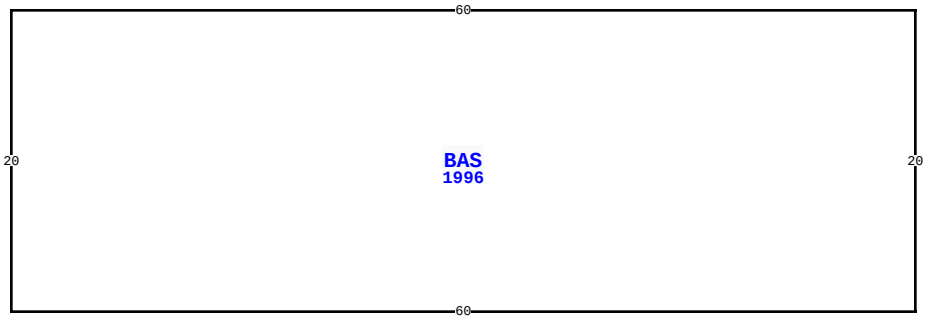
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 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	1,200	100	1996	1,200	8,400
TOTALS	1,200			1,200	8,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	14.00	16,800	1992	1992	0	0	0	50.00	50.00

110 BARNS 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S20 E60 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

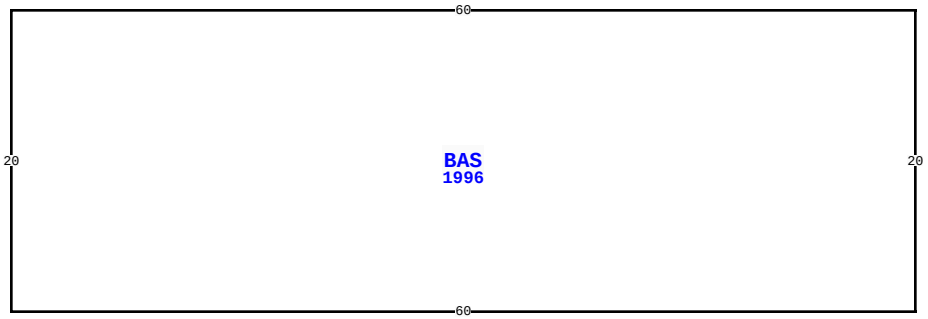
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 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	1,200	100	1996	1,200	8,400
TOTALS	1,200			1,200	8,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	14.00	16,800	1992	1992	0	0	0	50.00	50.00

111 BARNS 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S20 E60 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

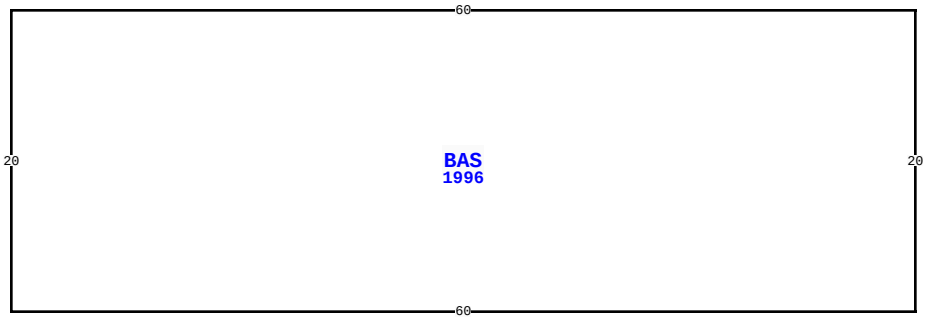
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 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	1,200	100	1996	1,200	8,400
TOTALS	1,200			1,200	8,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	14.00	16,800	1992	1992	0	0	0	50.00	50.00

112 BARNS 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
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ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S20 E60 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
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SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

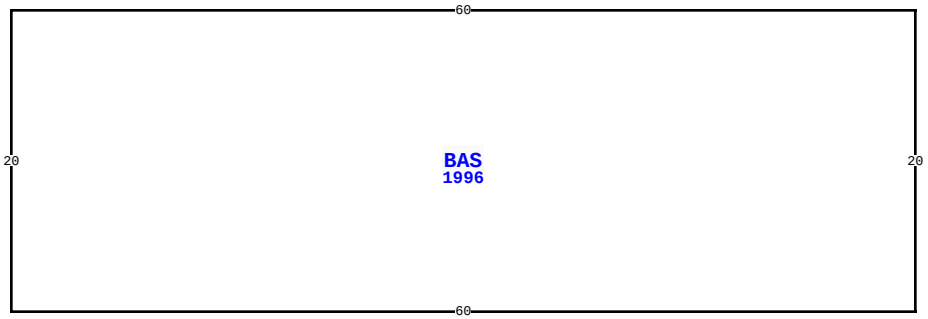
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 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	1,200	100	1996	1,200	8,400
TOTALS	1,200			1,200	8,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	14.00	16,800	1992	1992	0	0	0	50.00	50.00

113 BARNS 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
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TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S20 E60 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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SEC 43-4N-26E IN OR 1845/691

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581705 WHITE OAK RD
YULEE, FL 32097

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

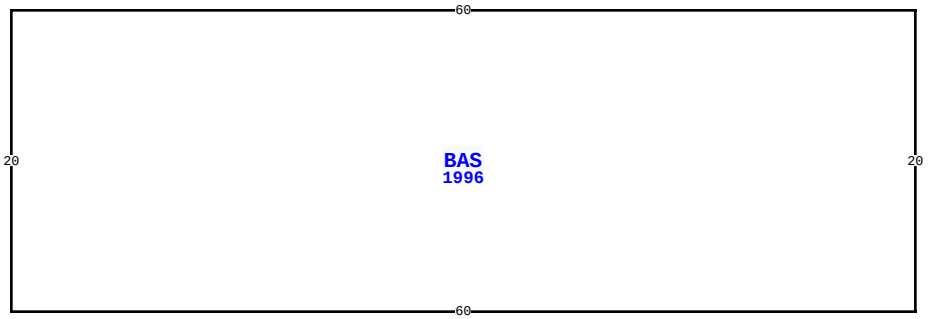
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 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	1,200	100	1996	1,200	8,400
TOTALS	1,200			1,200	8,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	14.00	16,800	1992	1992	0	0	0	50.00	50.00

114 BARNS 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
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INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

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 CO						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S20 E60 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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YULEE, FL 32097

2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
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Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

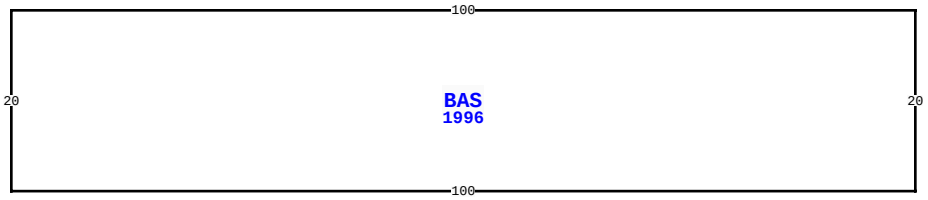
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	1996	2,000	14,880
TOTALS	2,000			2,000	14,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	2,000	55.0935	14.88	29,760	1996	1996	0	0	0	50.00	50.00

115 BARNS 0% - 0 Heated Area: 2000 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
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0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W100 S20 E100 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

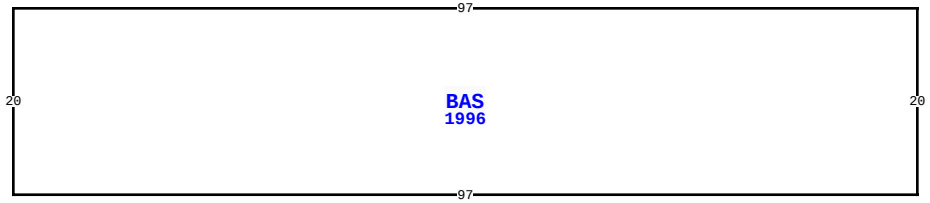
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 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	1,940	100	1996	1,940	14,434
TOTALS	1,940			1,940	14,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,940	55.0935	14.88	28,867	1996	1996	0	0	0	50.00	50.00

116 BARNS 0% - 0 Heated Area: 1940 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W97 S20 E97 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

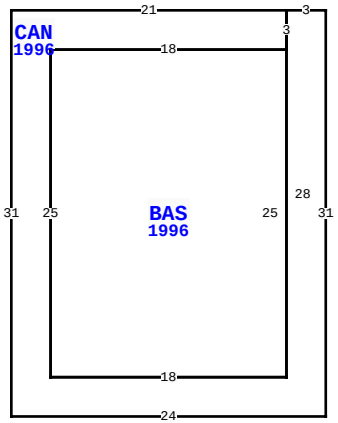
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
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	

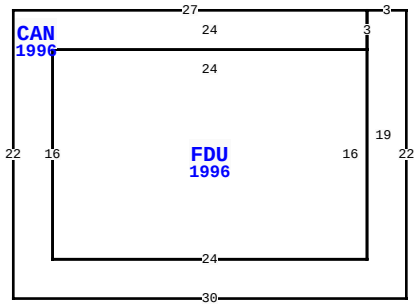
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	1996	450	37,011
CAN	276	30	1996	83	6,826
CAN	294	30	1996	88	7,238
FDU	384	60	1996	230	18,917
TOTALS	1,404			851	69,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	851	96.6735	144.29	122,791	1991	1991	0	0	0	43.00	57.00

117 OFFICE 0% - 0 Heated Area: 450 HX Base Yr





581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
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BASE TAXABLE VALUE		5,722,734
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NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W18 S25 E18N25 $ CAN=[YR=1996] N3 W21 S31 E24 N31 W3 S28W18 N25 E18 $ PTR= E45 FDU=[YR=1996] W24 S16 E24 N16 $ CAN=[YR=1996] N3 W27 S22 E30 N22 W3 S19 W24 N16 E24 $ W45 $.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 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		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

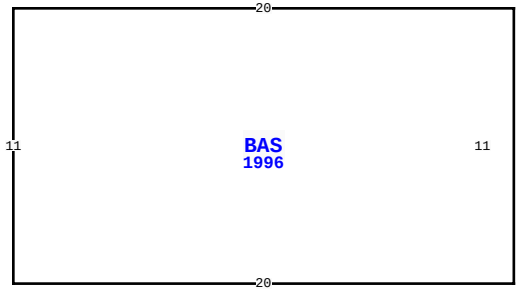
DOR CODE 5900 TIMBERLAND UNCLASS
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

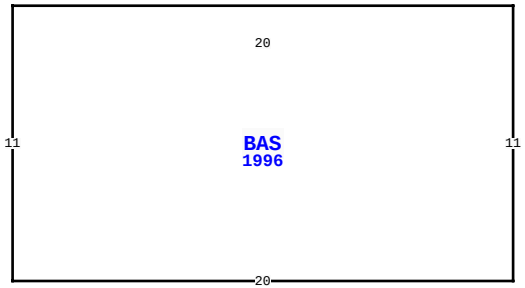
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100	1996	220	1,359
BAS	220	100	1996	220	1,359
TOTALS	440			440	2,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	440	45.7380	12.35	5,434	1985	1985	0	0	0	50.00	50.00

118 BARNS 0% - 0 Heated Area: 440 HX Base Yr





581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE		
XF DATE			LAND DATE	05/27/2026	MLU
INC DATE			AG DATE	09/18/2025	KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
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NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 S11 E20 N11 $ PTR = S15 E10 BAS=[YR=1996] W20 S11 E20 N11$ W10N15$.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 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		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 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
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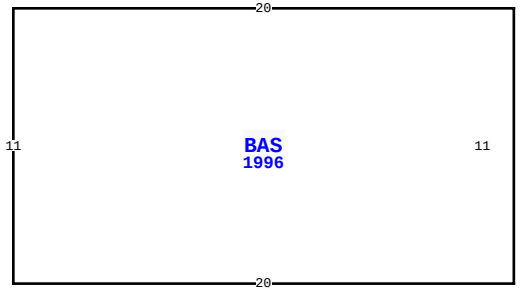
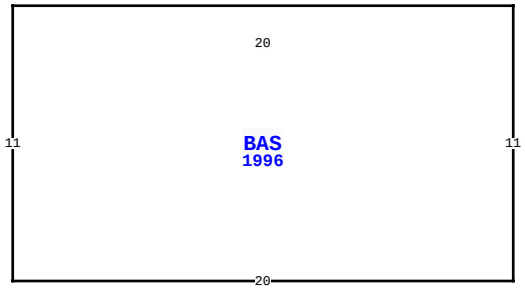
BAS	220	100	1996	220	1,359
TOTALS	440			440	2,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	440	45.7380	12.35	5,434	1985	1985	0	0	0	50.00	50.00

119 BARNS 0% - 0 Heated Area: 440 HX Base Yr





581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE		
XF DATE			LAND DATE	05/27/2026	MLU
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NASSAU COUNTY PROPERTY — VALUATION SUMMARY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 S11 E20 N11 $ PTR= S15 E15 BAS=[YR=1996] W20 S11 E20 N11$ W15 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

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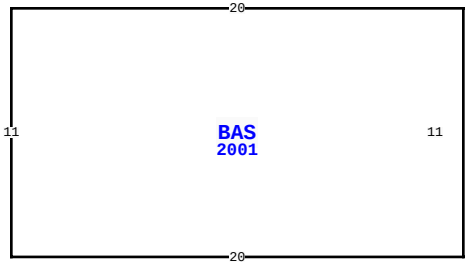

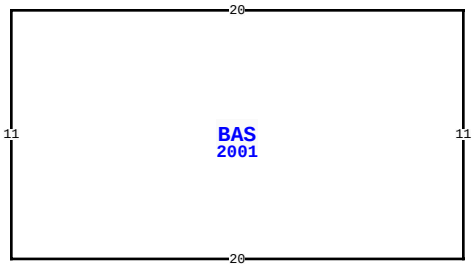

581705 WHITE OAK RD, YULEE

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0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 S11 E20 N11$ PTR= S15 E20 BAS=[YR=2001] W20 S11 E20 N11$ W20 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

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& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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YULEE, FL 32097

2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	04	WOOD TRUSS 100
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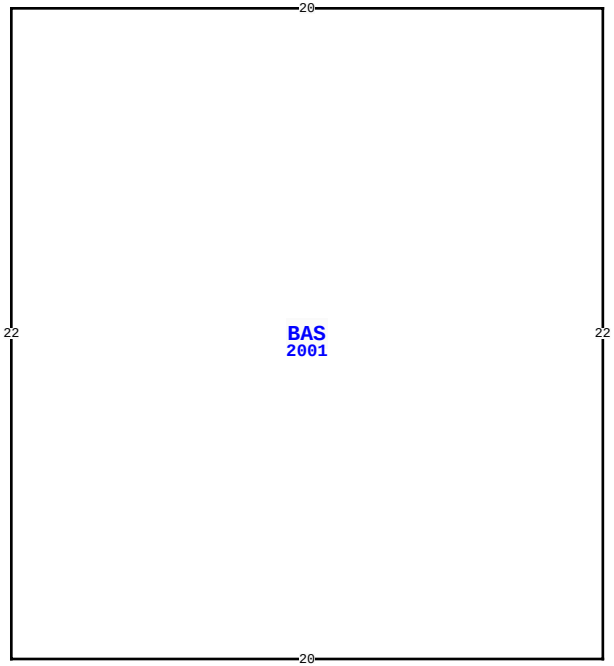
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	440	100	2001	440	2,717
TOTALS	440			440	2,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	440	45.7380	12.35	5,434	1998	1998	0	0	0	50.00	50.00

121 BARNS 0% - 0 Heated Area: 440 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 S22 E20 N22$.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 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		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

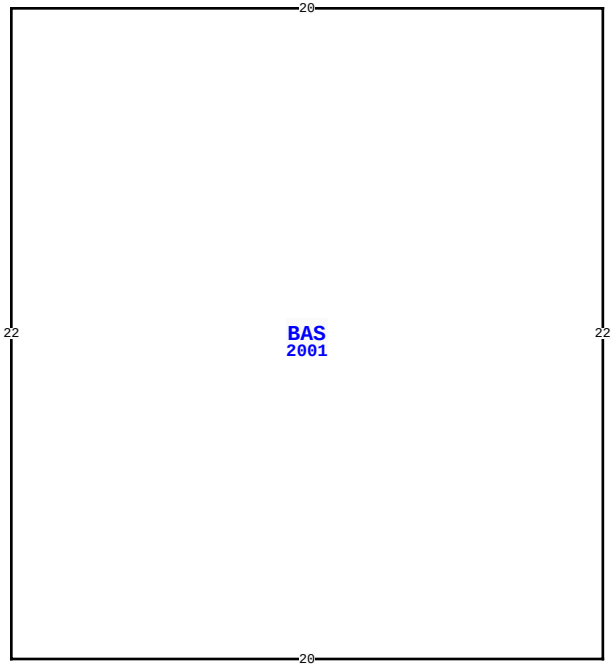
Quality	04	Quality Level 04	
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	2001	440	2,717
TOTALS	440			440	2,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	440	45.7380	12.35	5,434	1998	1998	0	0	0	50.00	50.00

122 BARNS 0% - 0 Heated Area: 440 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 S22 E20 N22$.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

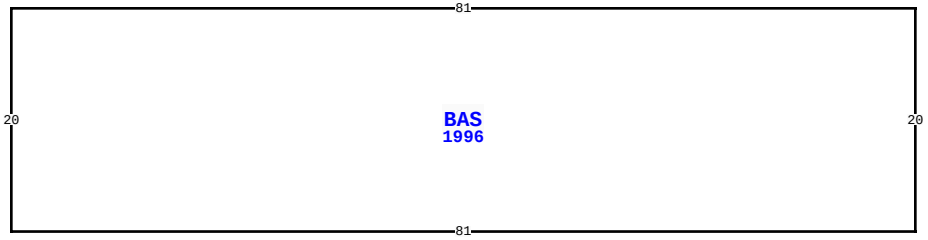
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Class	00	. 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	1,620	100	1996	1,620	7,825
TOTALS	1,620			1,620	7,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,620	35.7773	9.66	15,649	1990	1990	0	0	0	50.00	50.00

123 BARNS 0% - 0 Heated Area: 1620 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W81 S20 E81 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

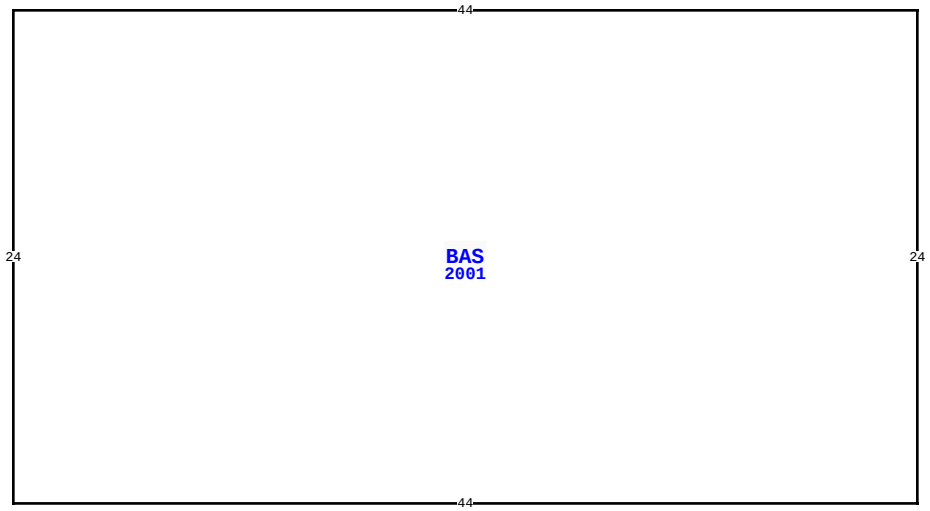
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		13 100
RMS		1 100
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	1,056	100	2001	1,056	8,904
TOTALS	1,056			1,056	8,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,056	25.7250	12.22	12,904	2001	2001	0	0	0	31.00	69.00

124 STOR WAREH 0% - 0 Heated Area: 1056 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W44 S24 E44N24$.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

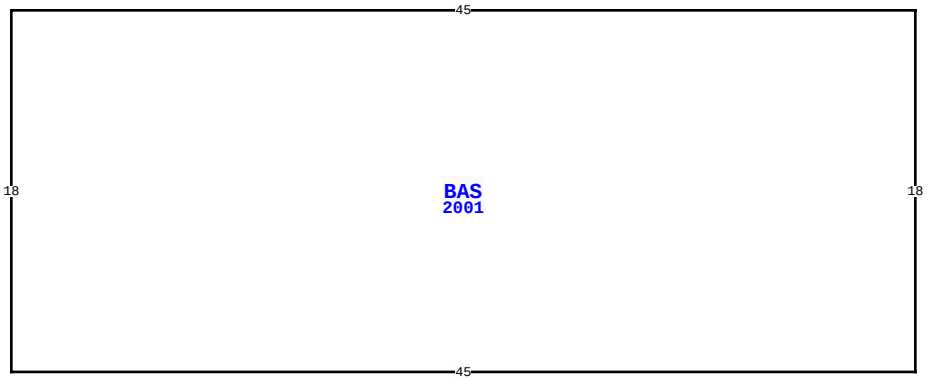
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 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	810	100	2001	810	5,213
TOTALS	810			810	5,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	810	47.6784	12.87	10,425	1998	1998	0	0	0	50.00	50.00

125 BARNS 0% - 0 Heated Area: 810 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W45 S18 E45 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

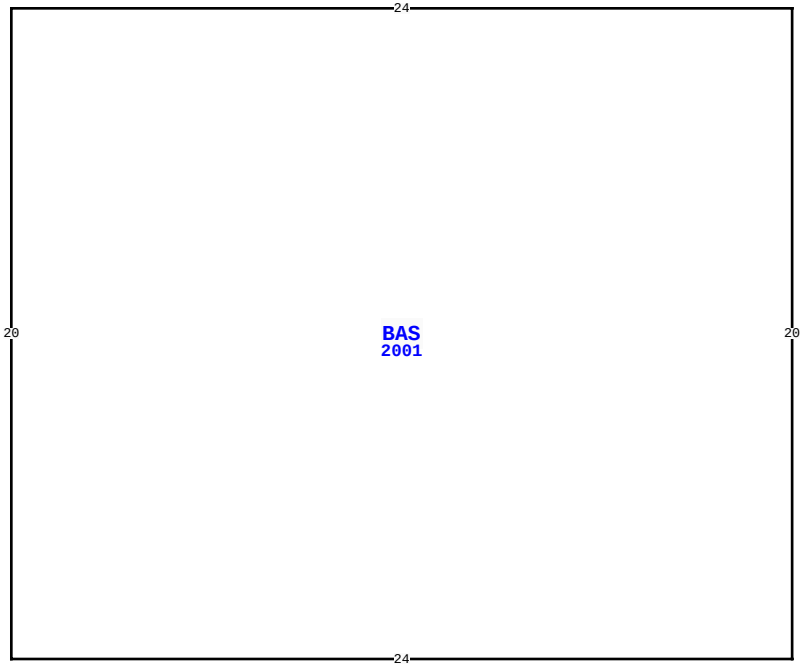
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	29	NONE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 60
Interior Floo	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
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	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	480	100	2001	480	3,168
TOTALS	480			480	3,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	480	48.8796	13.20	6,336	1998	1998	0	0	0	50.00	50.00

126 BARNS 0% - 0 Heated Area: 480 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 S20 E24 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

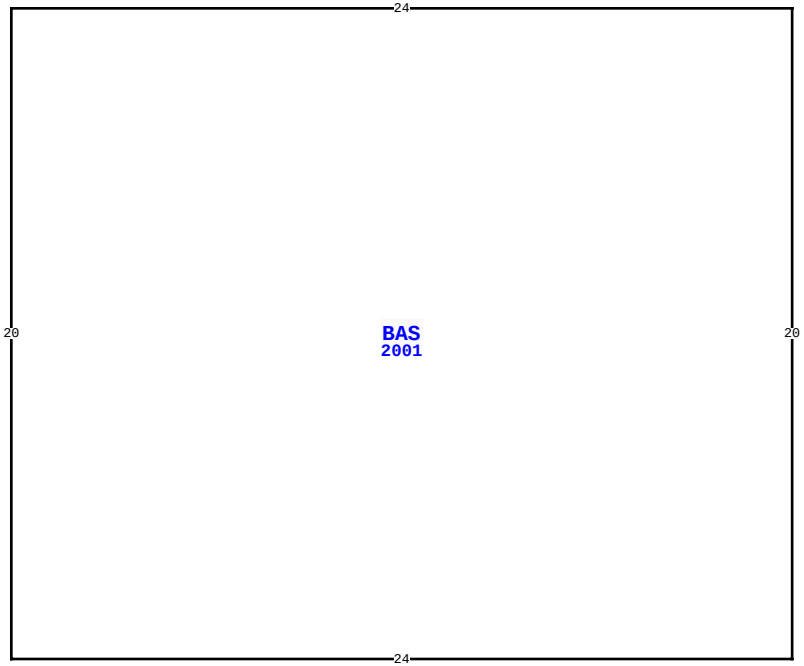
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	29	NONE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 50
Interior Floo	03	CONC FINSH 50
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
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	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	480	100	2001	480	3,279
TOTALS	480			480	3,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	480	50.5798	13.66	6,557	1998	1998	0	0	0	50.00	50.00

127 BARNS 0% - 0 Heated Area: 480 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 S20 E24 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

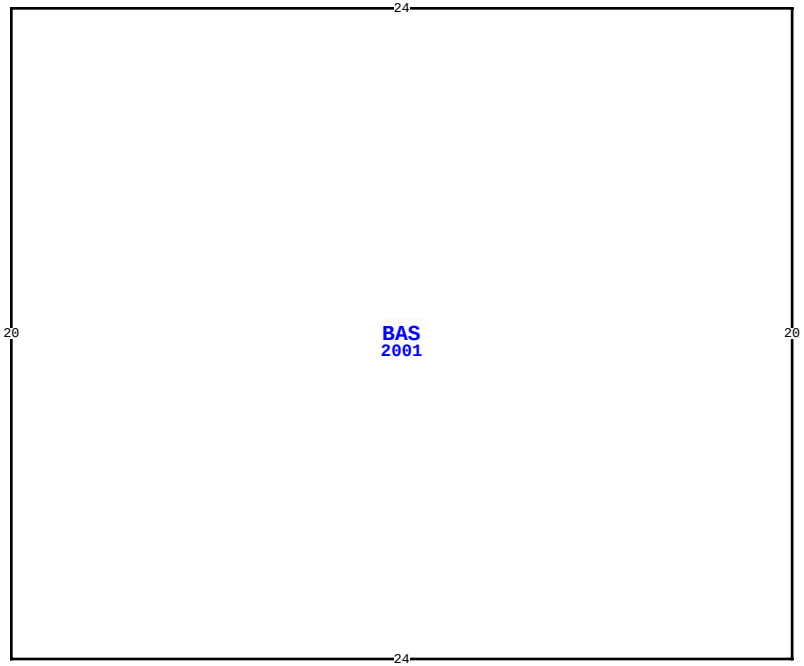
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	29	NONE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	480	100	2001	480	2,727
TOTALS	480			480	2,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	480	42.0790	11.36	5,453	1998	1998	0	0	0	50.00	50.00

128 BARNS 0% - 0 Heated Area: 480 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 S20 E24 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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

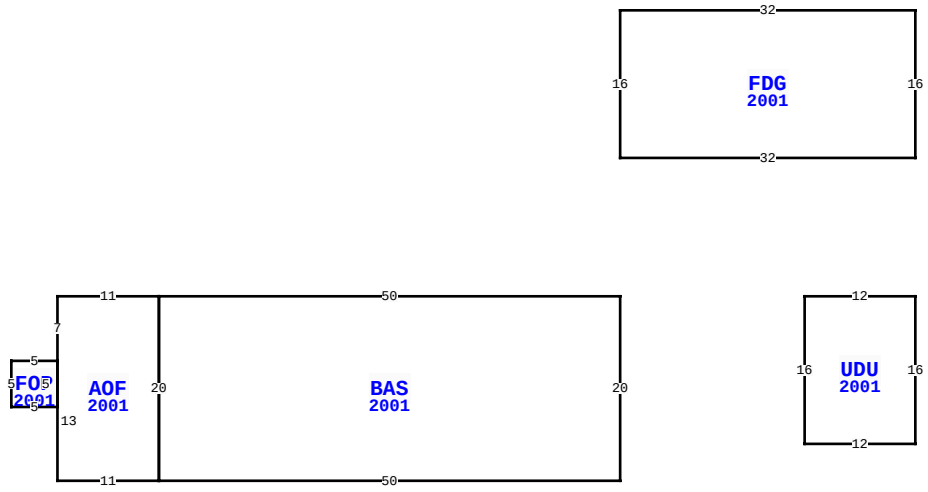
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	01	MINIMUM 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	02	WOOD FRAME 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
AOF	220	185	2001	407	4,990
BAS	1,000	100	2001	1,000	12,260
FDG	512	80	2001	410	5,026
FOP	25	50	2001	12	147
UDU	192	60	2001	115	1,410
TOTALS	1,949			1,944	23,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,944	54.3312	25.81	50,175	1992	1992	0	0	0	52.50	47.50

129 STOR WAREH 0% - 0 Heated Area: 1220 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W50 AOF=[YR=2001] W11 S7 FOP=[YR=2001] W5 S5 E5 N5$ S13 E11 N20$ S20 E50 N20$ PTR= N15 FDG=[YR=2001] N16 E32 S16 W32$ S15$ PTR=E20 UDU=[YR=2001] E12 S16 W12 N16$ W20$.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

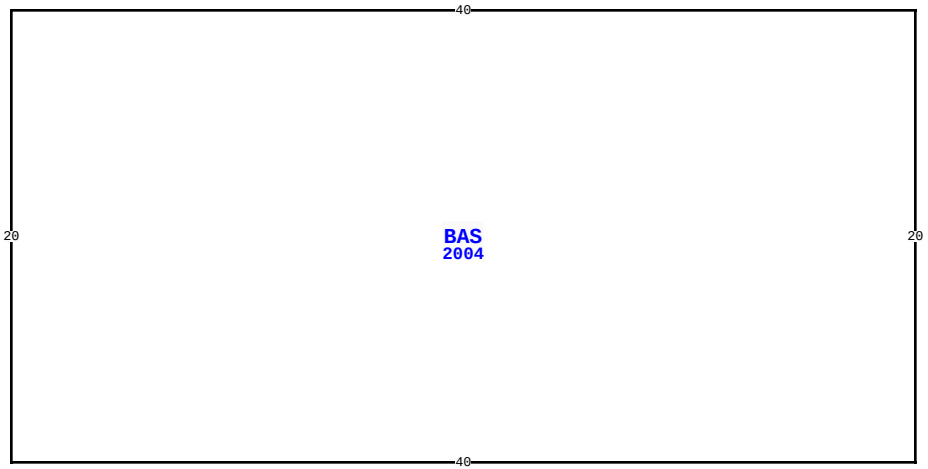
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	800	100	2004	800	8,872
TOTALS	800			800	8,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	800	82.1621	22.18	17,744	2003	2003	0	0	0	50.00	50.00

130 BARNS 0% - 0 Heated Area: 800 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BLD DATE	05/28/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	09/18/2025 KBA

581705 WHITE OAK RD, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W40 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

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

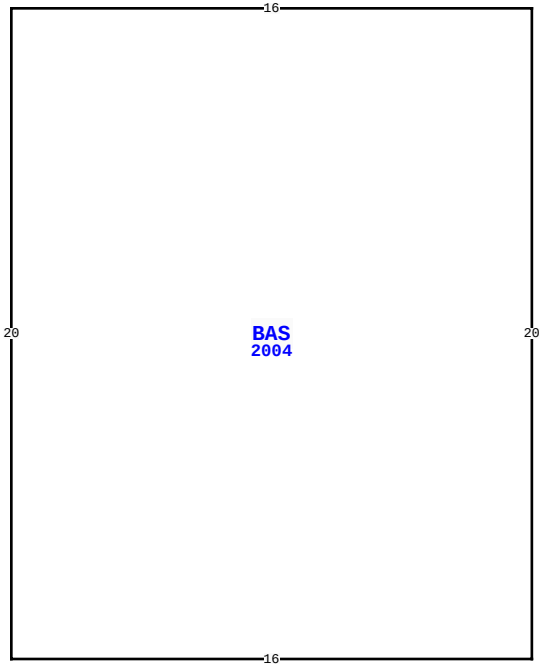
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 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	320	100	2004	320	3,979
TOTALS	320			320	3,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	320	92.1191	24.87	7,958	2003	2003	0	0	0	50.00	50.00

131 BARNS 0% - 0 Heated Area: 320 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 S20 E16 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

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

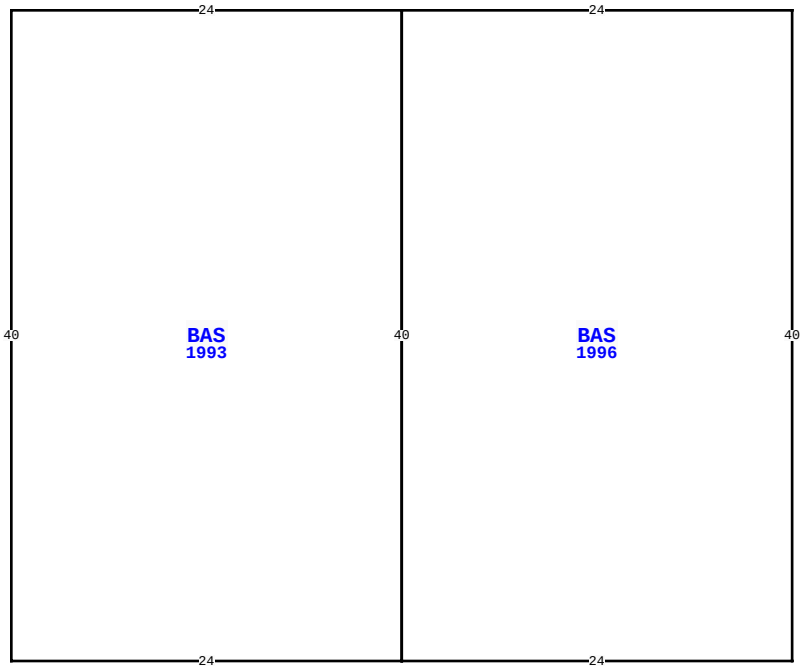
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 60
Exterior Wall	06	BD/BATTEN 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	960	100	1993	960	8,258
BAS	960	100	1996	960	8,258
TOTALS	1,920			1,920	16,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,920	43.1222	20.48	39,322	1982	1990	0	0	0	58.00	42.00

132 STOR WAREH 0% - 0 Heated Area: 1920 HX Base Yr



BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

581705 WHITE OAK RD, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
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BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] E24 BAS=[YR=1996] E24 S40 W24 N40$ S40 W24 N40$.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

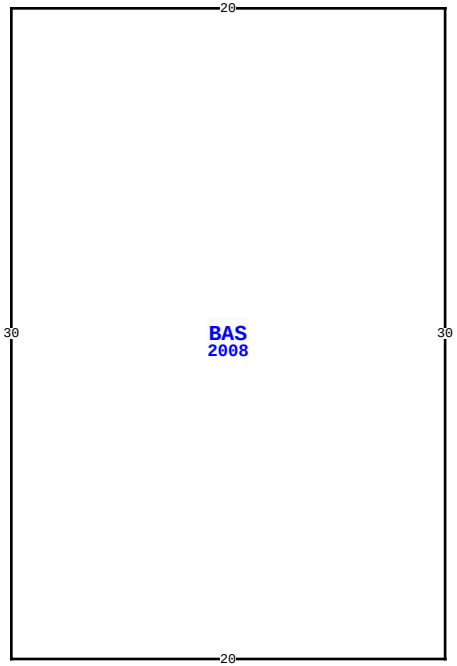
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 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	600	100	2008	600	3,864
TOTALS	600			600	3,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	600	47.6895	12.88	7,728	2005	2005	0	0	0	50.00	50.00

133 BARNS 0% - 0 Heated Area: 600 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 S30 E20 N30$.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

Z KINGSLEY GRANTS & WM HOBKIRK
& ROBERT HUTCHINSON GRANTS
SEC 43-4N-26E IN OR 1845/691

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

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

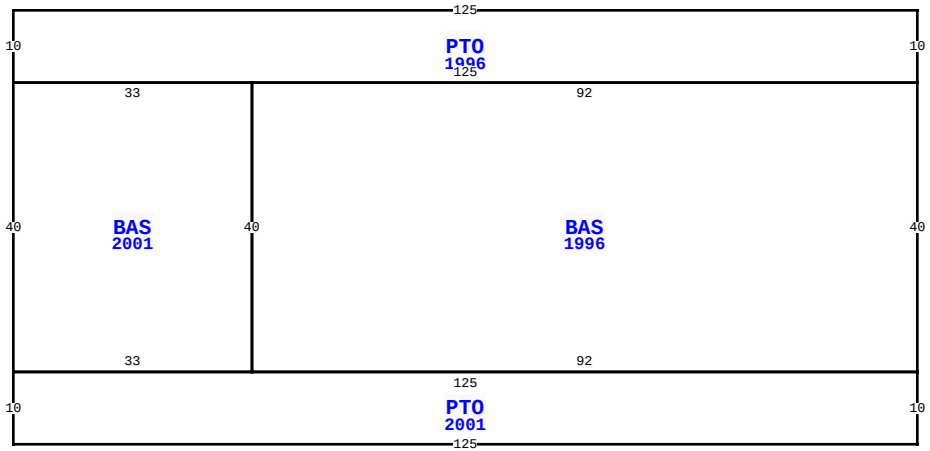
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	05	STEEL 100
Story Height		14 100
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	3,680	100	1996	3,680	63,149
BAS	1,320	100	2001	1,320	22,651
PTO	1,250	5	1996	62	1,064
PTO	1,250	5	2001	62	1,064
TOTALS	7,500			5,124	87,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	5,124	65.6880	31.20	159,869	1995	1995	0	0	0	45.00	55.00

134 STOR WAREH 0% - 0 Heated Area: 5000 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/27/2026 MLU
INC DATE			AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1996] W125 S10 BAS=[YR=2001] S40 PTO=[YR=2001] S10 E125 N10 BAS=[YR=1996] N40 W92 S40 E92 $ W125 $ E33 N40 W33 $ E125 N10 $.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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

2026

43-4N-26-0000-0001-0000

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	07	NONE 100
Interior Floo	03	CONC FINSH 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

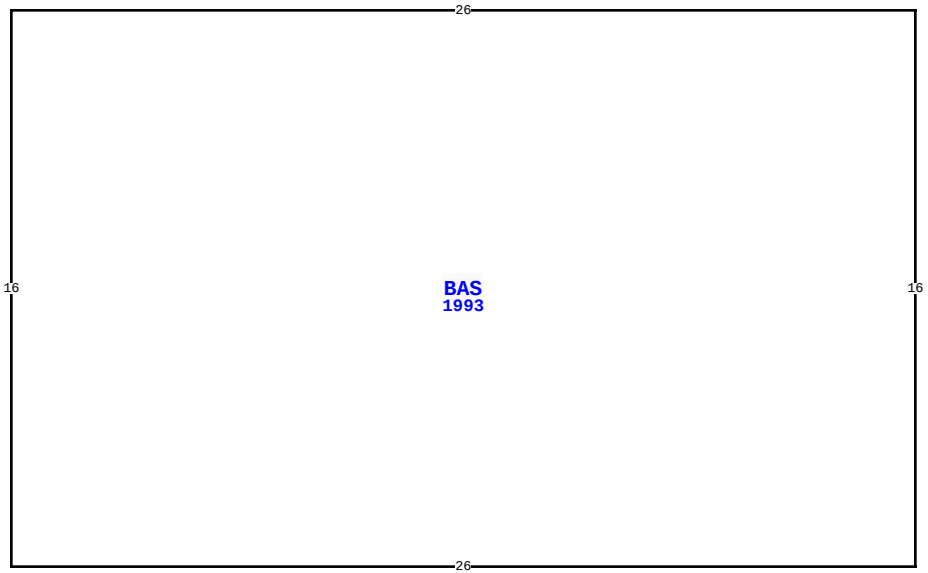
DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100	1993	416	5,296
TOTALS	416			416	5,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	416	53.5920	25.46	10,591	1993	1993	0	0	0	50.00	50.00

135 STOR WAREH 0% - 0 Heated Area: 416 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 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		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
TOTAL LAND VALUE - MARKET		7,539,465
TOTAL MARKET VALUE		11,825,737
SOH/AGL Deduction		183,937
ASSESSED VALUE		11,641,800
TOTAL EXEMPTION VALUE	35	5,919,066
BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S16 E26 N16 $.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

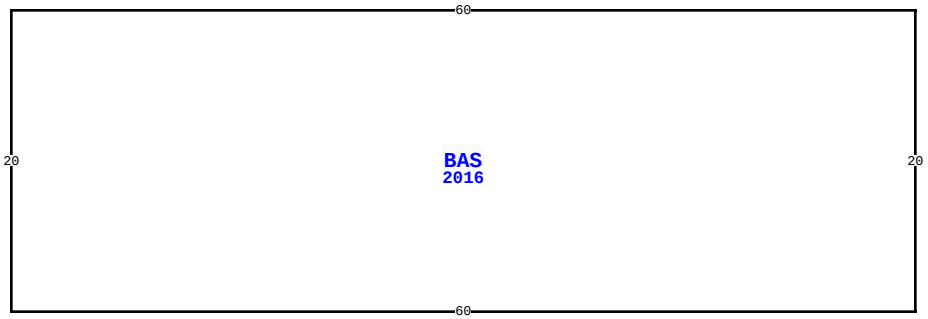
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 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	1,200	100	2016	1,200	13,776
TOTALS	1,200			1,200	13,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	14.00	16,800	2016	2016	0	0	0	18.00	82.00

139 BARNS 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S20 E60 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

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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YULEE, FL 32097

2026

43-4N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

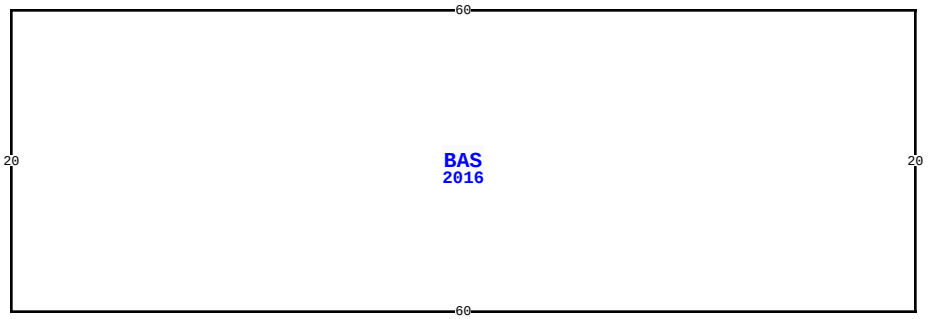
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 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	1,200	100	2016	1,200	13,776
TOTALS	1,200			1,200	13,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,200	51.8503	14.00	16,800	2016	2016	0	0	0	18.00	82.00

140 BARNS 0% - 0 Heated Area: 1200 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL MARKET VALUE		11,825,737
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TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S20 E60 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

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS

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581705 WHITE OAK RD
YULEE, FL 32097

2026

43-4N-26-0000-0001-0000

BUILDING CHARACTERISTICS

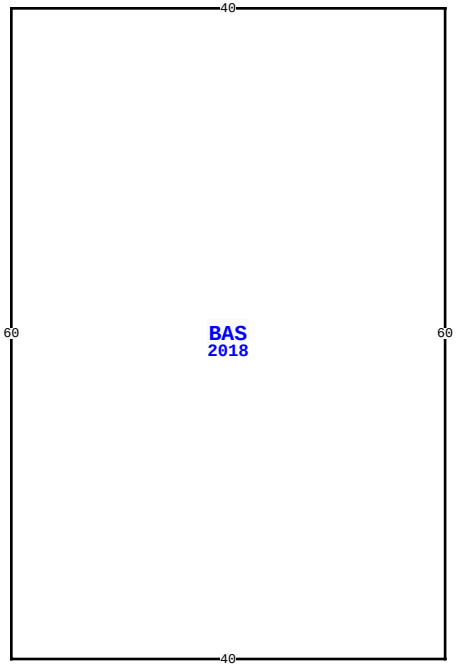
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 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	2,400	100	2018	2,400	37,503
TOTALS	2,400			2,400	37,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	2,400	67.3134	18.17	43,608	2018	2018	0	0	0	14.00	86.00

141 BARNS 0% - 0 Heated Area: 2400 HX Base Yr



581705 WHITE OAK RD, YULEE

BLD DATE	05/28/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
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NASSAU COUNTY PROPERTY

PAGE 68 of 68 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,120,630
TOTAL MARKET OB/XF VALUE		963,335
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BASE TAXABLE VALUE		5,722,734
TOTAL JUST VALUE		18,623,430
NCON VALUE		1,227,899
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,084,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0691	3/13/2013	WD	Q	I	05	16,143,700
GRANTOR: WHITE OAK PLANTATION						
GRANTEE: WHITE OAK CONSERVAT						
0934/0193	5/30/2000	WD	U	I	07	100
GRANTOR: GILMAN INVESTMENT CO						
GRANTEE: W O CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S60 E40 N60$.

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 01/01/2023 BY CD Total Acres: 2,433.69 Total Land Value: 741,772 Market: 7,444,557 Agricultural: 646,864 Common: 94,908 PRINTED 07/09/2026 BY SYS