

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

45-4N-25-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall		31	HARDIE BRD 100		4803	04	840	105.3360	50.03	42,025	2022	2022	0	0	0	2.00	98.00	VALUATION BY		STANDARD										
Roof Structure		04	WOOD TRUSS 100		1 STOR WAREH 0% - 2026										Heated Area: 768				HX Base Yr				Tax Group: 4		Tax Dist:					
Roof Cover		12	MODULAR MT 100		24 10 CAN 2026 10 24 32 BAS 2026 32 24														BUILDING MARKET VALUE				41,184							
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE				0							
Interior Floor		03	CONC FINSH 100																TOTAL LAND VALUE - MARKET				460,000							
Ceiling		02	F.NOT SUS 100																TOTAL MARKET VALUE				125,784							
Air Condition		02	WINDOW 100																SOH/AGL Deduction				0							
Heating Type		03	FORCED AIR 100																ASSESSED VALUE				125,784							
Fixtures		02	0 100																TOTAL EXEMPTION VALUE				0							
Frame		02	WOOD FRAME 100																BASE TAXABLE VALUE				125,784							
Story Height		10	10 100																TOTAL JUST VALUE				501,184							
																			NCON VALUE				41,184							
					INCOME VALUE																									
					PREVIOUS YEAR MKT VALUE				608,321																					
Quality		05	Quality Level 05																											
DOR CODE		5000	IMPROVED AG																											
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	768	100	2026	768	37,655																									
CAN	240	30	2026	72	3,530																									
TOTALS		1,008		840	41,184																									
EXTRA FEATURES					581250 SANDY BLUFF RD, HILLIARD										BLD DATE				LGL DATE		05/08/2026		MLU							
															XF DATE				LAND DATE		03/28/2025		KBA							
															INC DATE				AG DATE											
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														