

PT NATHANIEL WILDER GRANT
SEC 41-4N-26E IN OR 1971/851
BEING SURVEYED PARCELS 2 & 3

WILD CREEK HOLDINGS LLC
227 W MONROE STREET STE #4800
CHICAGO, IL 60606

2023

41-4N-26-0000-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	06 CUST PANEL 10
Interior Floor	14 CARPET 80
Interior Floor	07 CORK/VTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	9 100
Bathrooms	12.5 100
Frame	03 MASONRY 100
Stories	2. 100
Units	0 100

Quality	06	Quality Level 06	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	630	110	693	206,663
BAS	4,178	100	4,178	1,245,943
FCP	384	25	96	28,629
FGR	750	55	412	122,865
FGR	1,740	55	957	285,392
FOP	126	30	38	11,333
FOP	140	30	42	12,526
FOP	140	30	42	12,526
FOP	223	30	67	19,981
FOP	287	30	86	25,647
TOTALS	19,261		15,392	4,590,125

** This building has 23 Sub-Areas

68619 WILD CREEK LN, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/30/2023 MLU

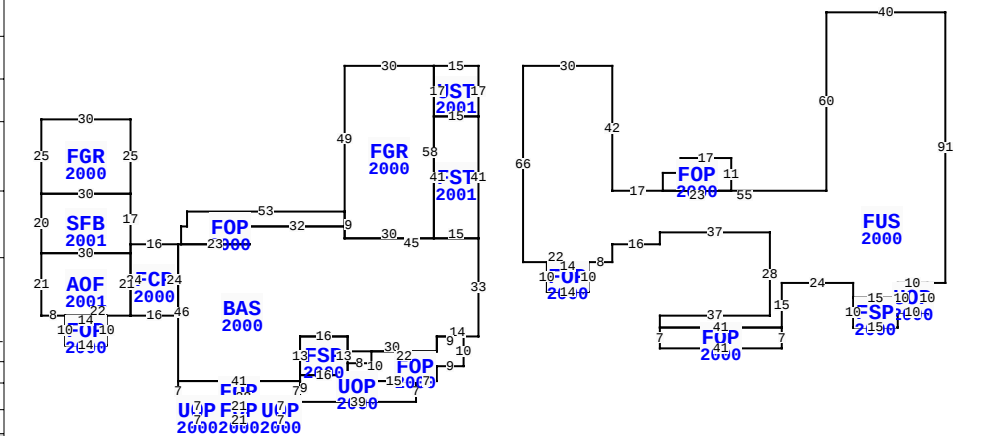
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
3	1242	WD DECK A	0	0	14	10	140.00	SF	10.00	10.00	100	2000	2000	3	20	280	
4	1129	STONE 8"	0	0	0	0	224.00	SF	7.88	7.88	100	2000	2000	3	94	1,658	
5	0300	BOAT DCK W	0	0	0	0	365.00	SF	40.00	40.00	100	2000	2000	3	29	4,234	
6	0400	CONC CURB	0	0	0	0	1,987.00	LF	7.50	7.50	100	2000	2000	3	85	12,667	
7	0920	CWALL-WD/M	0	0	0	0	440.00	LF	390.00	390.00	100	2000	2000	3	20	34,320	
8	0850	PEBBLE WLK	0	0	0	0	1,802.00	SF	3.50	3.50	100	2000	2000	3	80	5,046	
9	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160	
10	0510	GARAGE WD-	0	0	60	35	2,100.00	SF	35.00	35.00	100	2000	2000	3	29	21,315	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000130	C	SFR WATER	0	000
2	005000	C	RURAL HOME	0	
3	005010	A	SVCE ACRGE	0	
4	005600	A	TIMBER 3 SI	0	
5	005902	A	HARDWOOD SI	0	
6	009910	M	MKT. VAL. AG	0	

REVIEW DATE 05/11/2020 BY KBA Total Acres: 489.83 Total Land Value: 465,120 Market: 1,071,818 Agricultural: 142,720 Common: 322,400 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	15,392	222.6300	317.25	4,883,112	2000	2010	0	0	6.00	94.00
1 SFR CUST - 0% - 0 Heated Area: 12586 HX Base Yr											



NASSAU COUNTY PROPERTY PAGE 1 of 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE	4,704,974	
TOTAL MARKET OB/XF VALUE	243,231	
TOTAL LAND VALUE - MARKET	1,394,218	
TOTAL MARKET VALUE	5,413,325	
SOH/AGL Deduction	946,195	
ASSESSED VALUE	4,467,130	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	4,467,130	
TOTAL JUST VALUE	6,342,423	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	3,931,317	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E985243	TEMP POLE	0	09/01/1998
974396	FOUNDATION	0	10/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1971/0856	3/31/2015	QC U	I	11		100
GRANTOR: ARLINGTON MEDICAL PLA						
GRANTEE: WILD CREEK HOLDINGS						
1971/0851	3/31/2015	SW Q	I	05		5,948,700
GRANTOR: ARLINGTON MEDICAL PLA						
GRANTEE: WILD CREEK HOLDINGS						

BUILDING NOTES	
UST=[YR=2001] W15 FGR=[YR=2000] W30 S49 FOP=[YR=2000] W53 S5 W2 S6 BAS=[YR=2000] W1 FCP=[YR=2000] W16 SFB=[YR=2001] N17 FGR=[YR=2000] N25 W30 S25 E30 \$ W30 S20 AOF=[YR=2001] S21 E8 FOP=[YR=2000] S10 E14 N10 W14 \$ E22 N21 W30 \$ E30 N3 \$ S24 E16 N24 \$ S46 FOP=[YR=2000] S7 E3 UOP=[YR=2000] S6 E7 FOP=[YR=2000] E21 UOP=[YR=2000] E7 N6 W7 S6 \$ N6 W21 S6 \$ N6 W7 \$ E38 UOP=[YR=2000] E39 N7 FOP=[YR=2000] E7 N5 E9 N10 W9 S5 W22 S10 E15 \$ W15 N6 W8 S4 W16 S9 \$ N7 W41 \$ E41 N2 FSP=[YR=2000] E16 N13 W16 S13 \$ N13 E16 S5 E30 N5 E14 N33 W45 N4 W32 S6W23 \$E23N6E32N5\$S9E30 N58\$S17FST=[YR=2001] S41E15 N41 W15\$ E15 N17 \$ PTR= E15 FUS=[YR=2000] E30 S42 E17 FOP=[YR=2000] N6 E6 N5 E17 S11 W23 \$ E55 N60 E40 S91 W6	

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