PT OF NATHANIEL WILDER GRANT
SEC 41-4N-26E
PT IN OR 2645/365 PAR 3

WILD CREEK HOLDINGS LLC
227 WEST MONROE ST SUITE 5000
CHICAGO, ILLINOIS 60606

2023

41-4N-26-0000-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

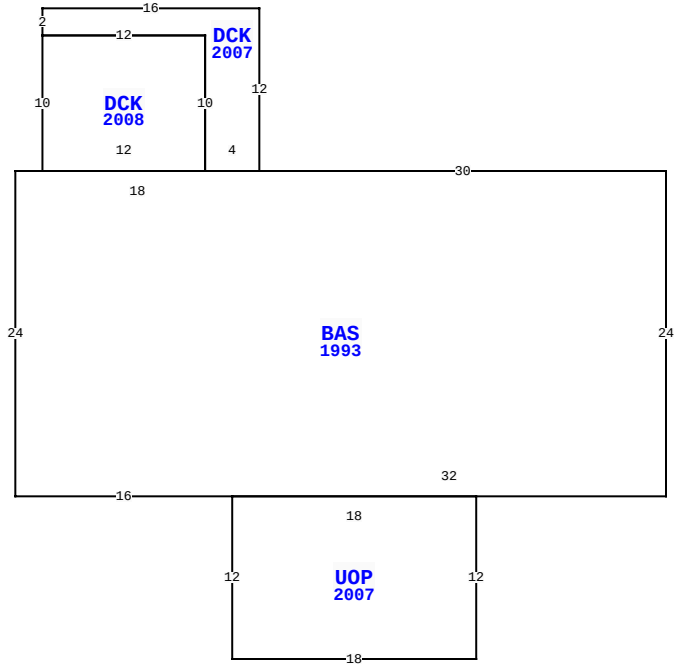
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	42,897
DCK	72	15	11	410
DCK	120	15	18	670
UOP	216	25	54	2,011
TOTALS	1,560		1,235	45,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,235	136.4000	88.66	109,495	1992	1997	0	0	0	58.00	42.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



67773 OWENS FARM RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	45,988
TOTAL MARKET OB/XF VALUE	2,376
TOTAL LAND VALUE - MARKET	99,450
TOTAL MARKET VALUE	93,896
SOH/AGL Deduction	43,940
ASSESSED VALUE	49,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,956
TOTAL JUST VALUE	147,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/365	5/31/2023	SW	Q	I	05	2,600,000
GRANTOR: BURCH TERESA M						
GRANTEE: WILD CREEK HOLDINGS						
1793/1617	5/18/2012	QC	U	I	11	100
GRANTOR: BURCH HELEN C						
GRANTEE: BURCH TERESA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 DCK=[YR=2007] N12 W16 S2 DCK=[YR=2008] S10 E12 N10 W12 $ E12 S10 E4 $ W18 S24 E16 UOP=[YR=2007] S12 E18 N12 W18 $ E32 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
1	0351	CARPORT MT	0	0	18	20	360.00	SF	27.50	27.50	100	2004	2004	3	24	2,376	

LAND DESCRIPTION

TOTAL OB/XF 2,376

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	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	1.21	AC		1.00	1.00	1.00	440.00	440.00	532							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	1.21	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,450							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 2.21 Total Land Value: 45,532 Market: 54,450 Agricultural: 532 Common: 45,000 PRINTED 08/02/2023 BY SYS