

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

41-4N-26-0000-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										4												
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND										
Exterior Wall		19	COMMON BRK 100							0100	01	1,675	118.0000	106.50	178,388	1970	1985		0	0	28.50	71.50	VALUATION BY									
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 0% - 0														STANDARD								
Roof Cover		05	COMP SHNGL 100							Heated Area: 1594														Tax Group: 4								
Interior Wall		03	DRYWALL 80							HX Base Yr														Tax Dist:								
Interior Wall		04	PLYWOOD 20							BAS 1993														BUILDING MARKET VALUE								
Interior Floo		14	CARPET 90							UOP 2637														127,547								
Interior Floo		08	SHT VINYL 10							UOP 1993														TOTAL MARKET OB/XF VALUE								
Air Condition		03	CENTRAL 100							UOP 1993														3,671								
Heating Type		04	AIR DUCTED 100							UOP 1993														TOTAL LAND VALUE - MARKET								
Bedrooms			3 100							UOP 1993														90,080								
Bathrooms			1 100							UOP 1993														TOTAL MARKET VALUE								
Frame		02	WOOD FRAME 100							UOP 1993														221,298								
Stories		1.	1. 100							UOP 1993														SOH/AGL Deduction								
Units			0 100							UOP 1993														9,588								
BUD8 Adjustme		04	DIST 01 100							UOP 1993														ASSESSED VALUE								
Occupancy		00	NONE 100							UOP 1993														211,710								
Quality		03	Quality Level 03							UOP 1993														TOTAL EXEMPTION VALUE								
DOR CODE		0100	SINGLE FAMILY							UOP 1993														0								
MAP NUM			MKT AREA							UOP 1993														BASE TAXABLE VALUE								
NEIGHBORHOOD/LOC		5017.00								UOP 1993														211,710								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA				SUBAREA MARKET VALUE																									
BAS	1,594	100	1,594				121,379																									
UOP	128	20	26				1,980																									
UOP	175	20	35				2,666																									
UOP	35	20	7				533																									
UOP	66	20	13				990																									
TOTALS		1,998	1,675				127,547				67761 OWENS FARM RD, YULEE														05/18/2023 MLU							
EXTRA FEATURES										BLD DATE										LGL DATE												
										XF DATE										LAND DATE												
										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															
4	0510	GARAGE WD-	0	0	38	20	760.00	SF	23.45	23.45	100	1962	1962	3	20	3,564																
11	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	1970	1970	3	22	107																
LAND DESCRIPTION										TOTAL OB/XF										3,671												
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000115	C	SFR ACRES			0	0005	OR	0.00	0.00	5.13	AC		1.00	1.00	1.00	16,000.00	16,000.00	82,080													
2	009525	C	RES POND			0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	7,500													
3	009605	C	WETLANDS			0		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	1,000.00	1,000.00	500													
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