

PT NATHANIEL WILDER GRANT
SEC 41-4N-26E
PT IN OR 2645/365 PAR 1

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

2023

41-4N-26-0000-0009-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		05
NEIGHBORHOOD/LOC	5017.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,213	100	2,213	247,442
FGR	576	55	317	35,445
FOP	672	30	202	22,586
FUS	776	100	776	86,767
STP	15	10	2	224
STP	25	10	2	224
TOTALS	4,277		3,512	392,687

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,512	100.1700	118.95	417,752	2009	2009	0	0	0	6.00	94.00
1 SNGL FAM - 100% - 2022 Heated Area: 2989 HX Base Yr 2022												
BLD DATE 03/23/2010 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				392,687		
TOTAL MARKET OB/XF VALUE				31,371		
TOTAL LAND VALUE - MARKET				62,100		
TOTAL MARKET VALUE				486,158		
SOH/AGL Deduction				97,123		
ASSESSED VALUE				389,035		
TOTAL EXEMPTION VALUE				HX HB	50,000	
BASE TAXABLE VALUE				339,035		
TOTAL JUST VALUE				486,158		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				377,704		

EXTRA FEATURES						67745 OWENS FARM RD, YULEE				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
1	0855	CONC PAVER	0	100	0	0	2,667.00	SF	10.00	10.00	100	2009	2009	3	91	24,270	
2	1124	CB/STC 4"	0	100	78	1	78.00	SF	6.50	6.50	100	2009	2009	3	91	461	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	94	1,880	
4	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2014	2014	3	78	4,493	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267	