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

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

2023

41-4N-26-0000-0009-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

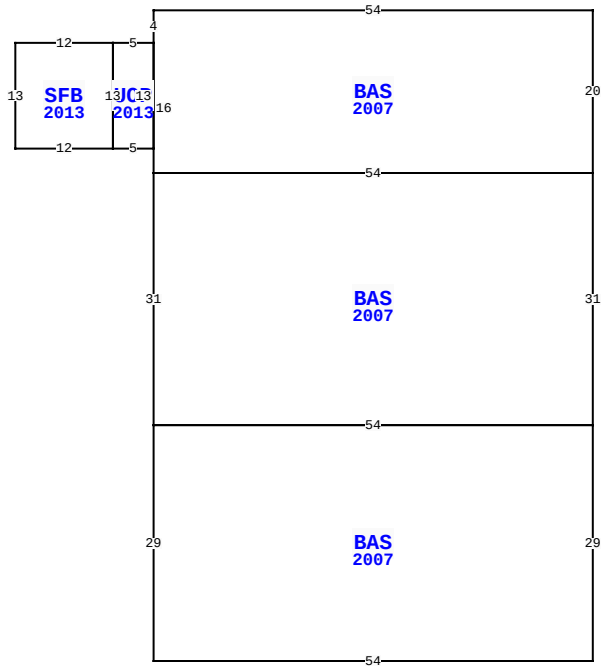
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	50,420
BAS	1,566	100	1,566	73,108
BAS	1,674	100	1,674	78,150
SFB	156	80	125	5,836
UOP	65	20	13	607
TOTALS	4,541		4,458	208,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	4,458	100.9400	50.47	224,995	2007	2007	0	0	0	7.50	92.50

1 ACCESORY U – 0% - 0 Heated Area: 4445 HX Base Yr



67760 OWENS FARM RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	208,120
TOTAL MARKET OB/XF VALUE	171,009
TOTAL LAND VALUE - MARKET	149,105
TOTAL MARKET VALUE	528,234
SOH/AGL Deduction	47,994
ASSESSED VALUE	480,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	480,240
TOTAL JUST VALUE	528,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,582

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 ROBERT ALLEN SR						
GRANTEE: WILD CREEK HOLDINGS						
2506/0080	10/18/2021	WD	U	I	11	100
GRANTOR: BURCH HELEN C REV TRU						
GRANTEE: BURCH ROBERT ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W54 S4 UOP=[YR=2013] W5 SFB=[YR=2013] W12 S13 E12 N13$ S13 E5 N13$ S16 BAS=[YR=2007] S31 BAS=[YR=2007] S29 E54 N29 W54$ E54 N31 W54$ E54 N20$.

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	0855	CONC PAVER	0	0	0	0	1,770.00	SF	7.00	7.00	100	2015	2015	3	96	11,894	
2	0855	CONC PAVER	0	0	0	0	3,115.00	SF	7.00	7.00	100	2011	2011	3	93	20,279	
3	1242	WD DECK A	0	0	14	5	70.00	SF	10.00	10.00	100	2011	2011	3	55	385	
4	0300	BOAT DCK W	0	0	32	16	512.00	SF	40.00	40.00	100	2008	2008	3	56	11,469	
5	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2013	2013	3	75	3,750	
6	0350	CARPORT WD	0	0	18	25	450.00	SF	13.00	13.00	100	2012	2012	3	60	3,510	
7	0820	WOOD WALK	0	0	15	5	75.00	SF	11.75	11.75	100	2012	2012	3	40	353	
8	0810	CONCRETE A	0	0	8	12	96.00	SF	6.50	6.50	100	2015	2015	3	96	599	
9	0810	CONCRETE A	0	0	31	21	651.00	SF	6.50	6.50	100	2015	2015	3	96	4,062	
10	0350	CARPORT WD	0	0	15	38	570.00	SF	13.00	13.00	100	2015	2015	3	74	5,483	

TOTAL OB/XF 61,784

LAND DESCRIPTION

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	8.73	AC		1.00	1.00	1.00	16,000.00	16,000.00	139,680							
2	009525	C	RES POND	0	0005	OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	2,500.00	2,500.00	8,000							
3	009630	C	SWAMP	0		OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	500.00	500.00	675							
4	009100	C	UTILITY	0		OR	0.00	0.00	0.75	AC		1.00	1.00	1.00	1,000.00	1,000.00	750							

REVIEW DATE 07/21/2021 BY KBA Total Acres: 14.03 Total Land Value: 149,105 Market: 0 Agricultural: 0 Common: 149,105 PRINTED 08/02/2023 BY SYS

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	1242	WD DECK A	0	0	0	0	940.00	SF	10.00	10.00	100	2015	2015	3	74	6,956	
12	0858	SCULP CONC	0	0	0	0	4,369.00	SF	13.00	13.00	100	2015	2015	3	99	56,229	
13	0940	SHEDS/PORT	0	0	12	30	360.00	SF	150.00	150.00	100	2015	2015	3	74	39,960	
14	0350	CARPORT WD	0	0	0	0	632.00	SF	13.00	13.00	100	2015	2015	3	74	6,080	

LAND DESCRIPTION

TOTAL OB/XF 109,225

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

REVIEW DATE 07/21/2021 BY KBA Total Acres: 14.03 Total Land Value: 149,105 Market: 0 Agricultural: 0 Common: 149,105 PRINTED 08/02/2023 BY SYS