

PT NATHANIEL WILDER GRANT
SEC 41-4N-26E IN OR 2602/876
(EX OR 1386/560)

WILD CREEK HOLDINGS LLC
227 WEST MONROE ST STE 5000
CHICAGO, IL 60606

2023

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
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	1,642	100	1,642	121,509
FOP	98	30	29	2,146
UGR	588	45	265	19,610
TOTALS	2,328		1,936	143,265

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	0201	BARN WD 10	0	0	50	44	2,200.00	SF	12.75	12.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0		OR			22.87	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,936	119.7000	108.03	209,146	1972	1980	0	0	31.50	68.50
1 SINGLE FAM - 0% - 2023 Heated Area: 1642 HX Base Yr											
67746 OWENS FARM RD, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/24/2023 MLU											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				143,265			
TOTAL MARKET OB/XF VALUE				7,325			
TOTAL LAND VALUE - MARKET				320,180			
TOTAL MARKET VALUE				470,770			
SOH/AGL Deduction				0			
ASSESSED VALUE				470,770			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				470,770			
TOTAL JUST VALUE				470,770			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				168,841			