

PT NATHANIEL WILDER GRANT
SEC 41-4N-26E IN OR 2602/883
(EX UTIL ESMT OR 1429/429)

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

2023

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

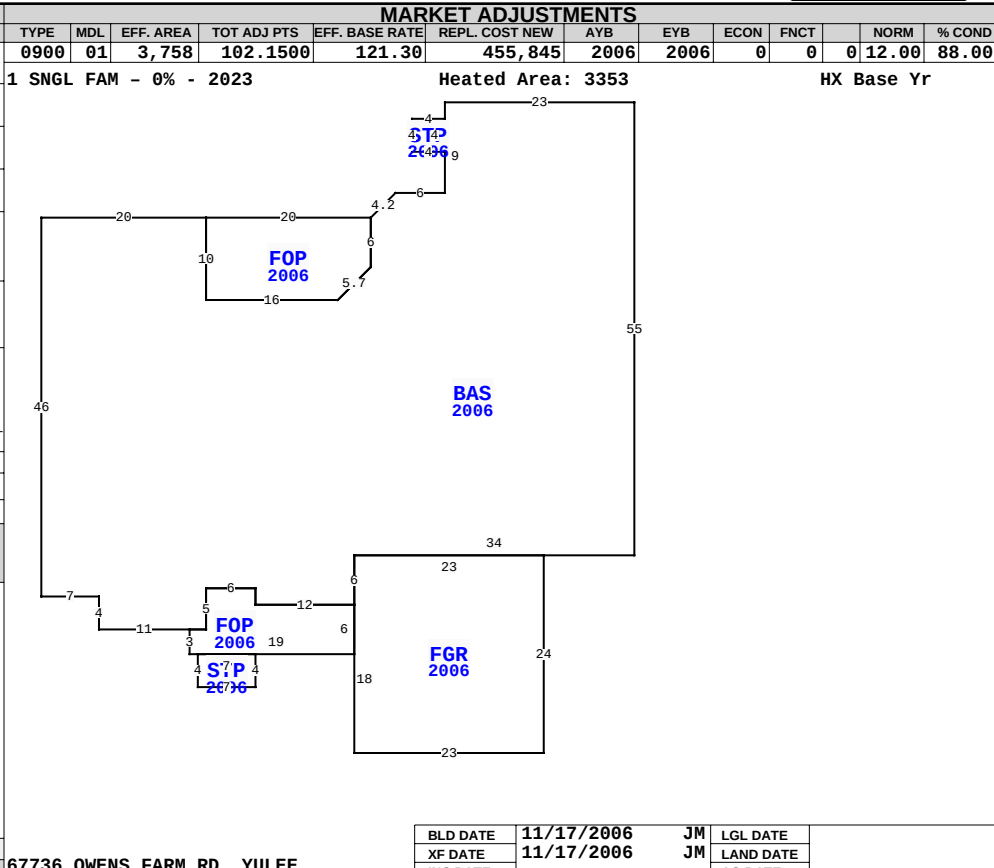
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,353	100	3,353	357,913
FGR	552	55	304	32,450
FOP	126	30	38	4,056
FOP	192	30	58	6,191
STP	16	10	2	214
STP	28	10	3	320

TOTALS	4,267		3,758	401,144
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	
2	0810	CONCRETE A	0	0	0	340.00	SF	6.50	
3	0855	CONC PAVER	0	0	18	90.00	SF	10.00	
4	0866	POOL FIBER	0	0	0	532.00	SF	72.00	
5	0845	KOOL DECK	0	0	108	324.00	SF	7.25	
6	0351	CARPORT MT	0	0	0	800.00	SF	10.00	
7	0510	GARAGE WD-	0	0	0	560.00	SF	35.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	



BLD DATE	11/17/2006	JM	LGL DATE	
XF DATE	11/17/2006	JM	LAND DATE	
INC DATE			AG DATE	

67736 OWENS FARM RD, YULEE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	401,144		
TOTAL MARKET OB/XF VALUE	38,779		
TOTAL LAND VALUE - MARKET	90,000		
TOTAL MARKET VALUE	529,923		
SOH/AGL Deduction	0		
ASSESSED VALUE	529,923		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	529,923		
TOTAL JUST VALUE	529,923		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	418,507		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20266	SWIM POOL	42,500	07/01/2007
E17683	ELEC OTHER	2,000	07/01/2006
M11792	MECH OTHER	0	07/01/2006
P11046	OTHER	0	05/01/2006
C17419	CO ISSUED	230,747	03/01/2006
B17419	NEW CONSTR	230,747	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2602/0883	11/09/2022	SW	U	I	37
GRANTOR: FACHKO EUGENE D & MAR					
GRANTEE: WILD CREEK HOLDINGS					
1386/0560	2/01/2006	DG	U	V	07
GRANTOR: FACHKO REGINA & EUGEN					
GRANTEE: FACHKO EUGENE D & M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W23 S2 STP=[YR=2006] W4 S4 E4 N4\$ S9 W6 D3 L3 FOP=[YR=2006] W20 S10 E16 R4 U4 N6\$ S6 D4 L4 W16 N10 W20 S46 E7 S4 E11 FOP=[YR=2006] S3 E1 STP=[YR=2006] S4 E7 N4 W7\$ E19 N6 W12 N2 W6 S5 W2\$ E2 N5 E6 S2 E12 FGR=[YR=2006] S18 E23 N24 W23 S6\$ N6 E34 N55\$.									

TOTAL OB/XF									
38,779									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	