PT OR 1605/1317
EX 75-4

GARDNER CREEK PARTNERS LLC
996 OLD POWERS FERRY ROAD
ATLANTA, GA 30327

2023

42-2N-27-0000-0075-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

850304 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	182,215
TOTAL MARKET VALUE	182,215
SOH/AGL Deduction	35,659
ASSESSED VALUE	146,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,556
TOTAL JUST VALUE	182,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1605/1317	2/05/2009	WD	U	I	11	100
GRANTOR: FRIEDMAN ROBERT H DMD						
GRANTEE: GARDNER CREEK PARTN						
1604/1596	2/05/2009	WD	Q	I	05	285,000
GRANTOR: FRIEDMAN ROBERT H DMD						
GRANTEE: GARDNER CREEK PARTN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000116	C	SFR MARSH	0	0002	OR	0.00	0.00	2.27	AC		1.00	1.00	0.80	100,000.00	80,000.00	181,600							
2	009630	C	SWAMP	0			0.00	0.00	1.23	AC		1.00	1.00	1.00	500.00	500.00	615							

REVIEW DATE 03/21/2023 BY NWA Total Acres: 3.50 Total Land Value: 182,215 Market: 0 Agricultural: 0 Common: 182,215 PRINTED 08/02/2023 BY SYS