

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

2024

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



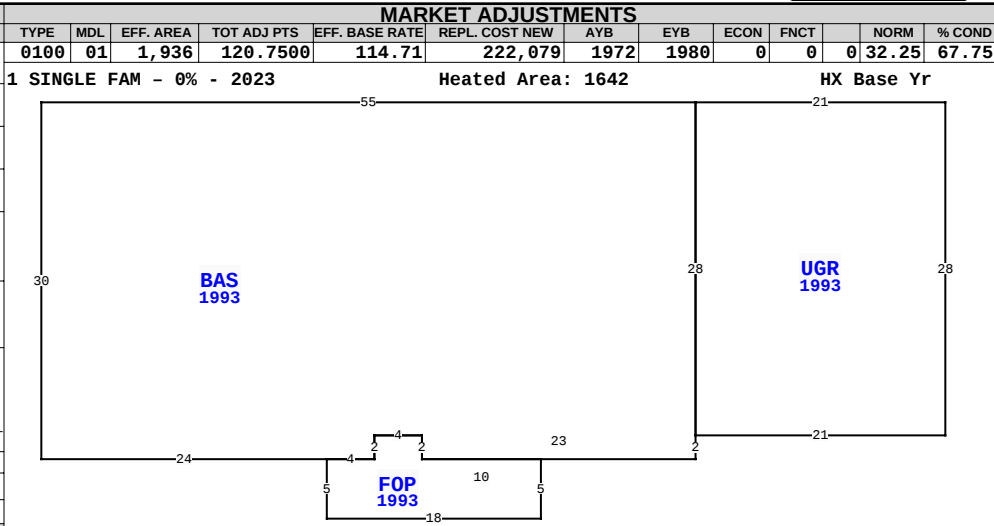
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	127,610
FOP	98	30	29	2,254
UGR	588	45	265	20,595
TOTALS	2,328		1,936	150,459

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	
2	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	CONSD
1	000115	C	SFR ACRES	0		OR			22.87	AC	1.00



67746 OWENS FARM RD, YULEE	BLD DATE	LGL DATE	05/24/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
7,238											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	150,459		
TOTAL MARKET OB/XF VALUE	7,238		
TOTAL LAND VALUE - MARKET	320,180		
TOTAL MARKET VALUE	477,877		
SOH/AGL Deduction	0		
ASSESSED VALUE	477,877		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	477,877		
TOTAL JUST VALUE	477,877		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	470,770		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2602/0876	11/10/2022	SW	Q	I	01	725,000	
GRANTOR: FACHKO EUGENE DAVID E							
GRANTEE: WILD CREEK HOLDINGS							
1982/0127	5/21/2015	TD	U	I	11	100	
GRANTOR: FACHKO REGINA R LIVIN							
GRANTEE: FAMILY TRUST							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W5 S30 E24 FOP=[YR=1993] S5 E18 N5 W10 N2 W4 S2 W4 \$ E4 N2 E4 S2 E23 N2 UGR=[YR=1993] E21 N28 W21S28\$ N28\$.											