

PT NATHANIEL WILDER GRANT
SEC 41-4N-26E IN OR 1971/851
BEING SURVEYED PARCELS 2 & 3

WILD CREEK HOLDINGS LLC
227 W MONROE STREET STE #4800
CHICAGO, IL 60606

2025

41-4N-26-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		9 100
Bathrooms		12.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	630	110	2001	693	226,706
BAS	4,178	100	2000	4,178	1,366,777
FCP	384	25	2000	96	31,405
FGR	750	55	2000	412	134,780
FGR	1,740	55	2000	957	313,070
FOP	126	30	2000	38	12,431
FOP	140	30	2000	42	13,740
FOP	140	30	2000	42	13,740
FOP	223	30	2000	67	21,918
FOP	287	30	2000	86	28,133
TOTALS	19,261			15,392	5,035,290

** This building has 23 Sub-Areas

68619 WILD CREEK LN, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/09/2025 MLU

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0937	WELL
2	0500	FP-PRE FAB
3	1242	WD DECK A
4	1129	STONE 8"
5	0300	BOAT DCK W
6	0400	CONC CURB
7	0920	CWALL-WD/M
8	0850	PEBBLE WLK
9	6001	ROLLUP DR
10	0510	GARAGE WD-

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
140.00	SF	10.00	10.00	100	2000	2000	3	20	280	
224.00	SF	7.88	7.88	100	2000	2000	3	93	1,641	
365.00	SF	40.00	40.00	100	2000	2000	3	27	3,942	
1,987.00	LF	7.50	7.50	100	2000	2000	3	83	12,369	
440.00	LF	390.00	390.00	100	2000	2000	3	20	34,320	
1,802.00	SF	3.50	3.50	100	2000	2000	3	77	4,856	
2.00	UT	400.00	400.00	100	2000	2000	3	20	160	
2,100.00	SF	35.00	35.00	100	2000	2000	3	27	19,845	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000131	C
2	005000	C
3	005010	A
4	005600	A
5	005902	A
6	009910	M

TOTAL OB/XF		
TOT LND UTS	UNIT TYPE	DPTH FACT
2.00	AC	1.00
0.64	AC	1.00
2.95	AC	1.00
240.44	AC	1.00
243.80	AC	1.00
487.19	AC	1.00

NASSAU COUNTY PROPERTY		
PAGE 1 of 4		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	5,161,139	
TOTAL MARKET OB/XF VALUE	231,448	
TOTAL LAND VALUE - MARKET	1,790,370	
TOTAL MARKET VALUE	5,862,956	
SOH/AGL Deduction	488,851	
ASSESSED VALUE	5,374,105	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	5,374,105	
TOTAL JUST VALUE	7,182,957	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	6,556,838	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E985243	TEMP POLE	0	09/01/1998
974396	FOUNDATION	0	10/01/1997

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1971/0856	3/31/2015	QC U
GRANTOR: ARLINGTON MEDICAL PLA		
GRANTEE: WILD CREEK HOLDINGS		
1971/0851	3/31/2015	SW Q
GRANTOR: ARLINGTON MEDICAL PLA		
GRANTEE: WILD CREEK HOLDINGS		

BUILDING NOTES		
BUILDING DIMENSIONS		
UST=[YR=2001] W15 FGR=[YR=2000] W30 S49 FOP=[YR=2000] W53 S5 W2 S6 BAS=[YR=2000] W1 FCP=[YR=2000] W16 SFB=[YR=2001] N17 FGR=[YR=2000] N25 W30 S25 E30 \$ W30 S20 AOF=[YR=2001] S21 E8 FOP=[YR=2000] S10 E14 N10 W14 \$ E22 N21 W30 \$ E30 N3 \$ S24 E16 N24 \$ S46 FOP=[YR=2000] S7 E3 UOP=[YR=2000] S6 E7 FOP=[YR=2000] E21 UOP=[YR=2000] E7 N6 W7 S6 \$ N6 W21 S6 \$ N6 W7 \$ E38 UOP=[YR=2000] E39 N7 FOP=[YR=2000] E7 N5 E9 N10 W9 S5 W22 S10 E15 \$ W15 N6 W8 S4 W16 S9 \$ N7 W41 \$ E41 N2 FSP=[YR=2000] E16 N13 W16 S13 \$ N13 E16 S5 E30 N5 E14 N33 W45 N4 W32 S6W23 \$E23N6E32N5\$S9E30 N58\$S17FST=[YR=2001] S41E15 N41 W15\$ E15 N17 \$ PTR= E15 FUS=[YR=2000] E30 S42 E17 FOP=[YR=2000] N6 E6 N5 E17 S11 W23 \$ E55 N60 E40 S91 W6		

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