

WILD CREEK HOLDINGS LLC
227 WEST MONROE ST SUITE 5000
CHICAGO, ILLINOIS 60606

41-4N-26-0000-0002-0010



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur

03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units

12051403040201

MODULAR MT 100 DRYWALL 100 CARPET 100 CENTRAL 100 AIR DUCTED 100 3 100 WOOD FRAME 100 1. 100

Quality

04

Quality Level 04

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

05

NEIGHBORHOOD/LOC

5017.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,152

100

1993

1,152

55,311

DCK

72

15

2007

11

528

DCK

120

15

2008

18

864

UOP

216

25

2007

54

2,592

TOTALS

1,560

1,235

59,296

EXTRA FEATURES

L N

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

1

0351

CARPORT MT

0

0

18

20

360.00

SF

27.50

2004

2004

3

21

2,079

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

0

OR

2.21

AC

1.00

1.00

1.00

35,000.00

35,000.00

77,350

REVIEW DATE

05/11/2020

BY

KBA

Total Acres:

2.21

Total Land Value:

77,350

Market:

0

Agricultural:

0

Common:

77,350

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

082002

1,235

109.12

136.4000

100.12

134,763

1992

2000

0

0

0

56.00

44.00

1 M/H 93-

- 0%

- 2024

Heated Area:

1152

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

TOTAL OB/XF

2,079

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

59,296

TOTAL MARKET OB/XF VALUE

2,079

TOTAL LAND VALUE - MARKET

77,350

TOTAL MARKET VALUE

138,725

SOH/AGL Deduction

0

ASSESSED VALUE

138,725

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

138,725

TOTAL JUST VALUE

138,725

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

133,770

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V / I

RSN CD

SALE PRICE

2645/365

5/31/2023

SW U

I

37

2,600,000

GRANTOR: BURCH TERESA M

GRANTEE: WILD CREEK HOLDINGS

1793/1617

5/18/2012

QC U

I

11

100

GRANTOR: BURCH HELEN C

GRANTEE: BURCH TERESA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 DCK=[YR=2007] N12 W16 S2 DCK=[YR=2008]

S10 E12 N10 W12 \$ E12 S10 E4 \$ W18 S24 E16 UOP=[YR=2007] S12 E18 N12 W18 \$ E32 N24 \$.