PT NATHANIEL WILDER GRANT
SEC 41-4N-26E
PT IN OR 2645/365 PAR 1

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

2025

41-4N-26-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

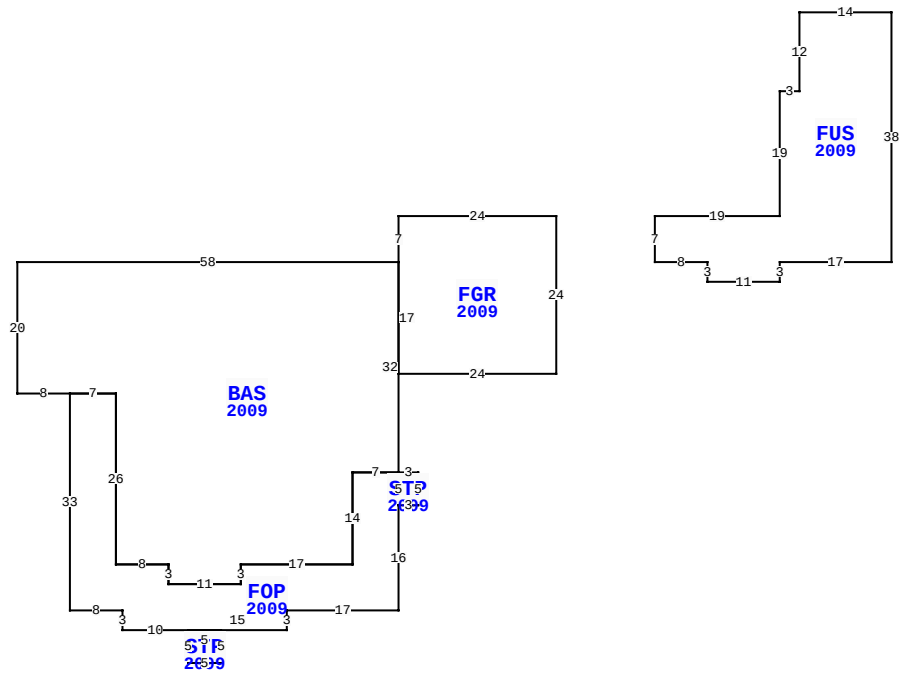
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,213	100	2009	2,213	310,215
FGR	576	55	2009	317	44,436
FOP	672	30	2009	202	28,316
FUS	776	100	2009	776	108,778
STP	15	10	2009	2	280
STP	25	10	2009	2	280
TOTALS	4,277			3,512	492,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,512	95.4000	150.73	529,364	2009	2009	0	0	0	7.00	93.00

1 SFR CUST – 0% - 2024 Heated Area: 2989 HX Base Yr



67745 OWENS FARM RD, YULEE

BLD DATE	03/23/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	492,309
TOTAL MARKET OB/XF VALUE	30,372
TOTAL LAND VALUE - MARKET	62,100
TOTAL MARKET VALUE	584,781
SOH/AGL Deduction	0
ASSESSED VALUE	584,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	584,781
TOTAL JUST VALUE	584,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	562,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22310	CO ISSUED	0	08/14/2009
M14543	MECH OTHER	0	05/01/2009
E21635	ELEC OTHER	2,500	03/01/2009
P13705	OTHER	0	03/01/2009
R11768	REPAIR/RRF	9,000	03/01/2009
B22310	NEW CONSTR	275,616	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/365	5/31/2023	SW	U	I	37	2,600,000
GRANTOR: BURCH TERESA MINER M						
GRANTEE: WILD CREEK HOLDINGS						
2642/71	5/18/2023	QC	U	I	11	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2009] W24 S7 BAS=[YR=2009] W58 S20 E8 FOP=[YR=2009] S33 E8 S3 E10 STP=[YR=2009] S5 E5 N5 W5$ E15 N3 E17 N16 STP=[YR=2009] E3 N5 W3 S5$ N5 W7 S14 W17 S3 W11 N3 W8 N26 W7$ E7 S26 E8 S3 E11 N3 E17 N14 E7 N32$ S17 E24 N24$ PTR= E15 FUS=[YR=2009] E19 N19 E3 N12 E14 S38 W17 S3 W11 N3 W8 N7$ W15$.

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
1	0855	CONC PAVER	0	0	0	0	2,667.00	SF	10.00	10.00	100	2009	2009	3	89	23,736	
2	1124	CB/STC 4"	0	0	78	1	78.00	SF	6.50	6.50	100	2009	2009	3	89	451	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840	
4	0462	ST/AL FNC	0	0	0	0	576.00	SF	10.00	10.00	100	2014	2014	3	71	4,090	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 30,372

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	000100	C	RES	0	0005	OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,100							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 1.38 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 07/30/2025 BY SYS