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

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

2025

41-4N-26-0000-0009-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

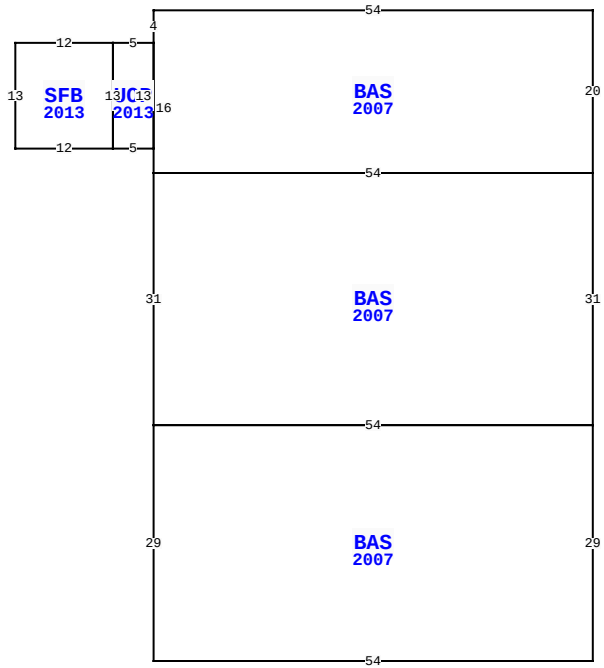
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2007	1,080	74,016
BAS	1,566	100	2007	1,566	107,323
BAS	1,674	100	2007	1,674	114,725
SFB	156	80	2013	125	8,567
UOP	65	20	2013	13	891
TOTALS	4,541			4,458	305,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	4,458	141.3160	74.90	333,904	2007	2007	0	0	0	8.50	91.50

1 ACCESORY U – 0% - 2024 Heated Area: 4445 HX Base Yr



67760 OWENS FARM RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	305,522
TOTAL MARKET OB/XF VALUE	172,078
TOTAL LAND VALUE - MARKET	179,660
TOTAL MARKET VALUE	657,260
SOH/AGL Deduction	0
ASSESSED VALUE	657,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	657,260
TOTAL JUST VALUE	657,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	617,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 ROBERT ALLEN SR						
GRANTEE: WILD CREEK HOLDINGS						
2506/0080	10/18/2021	WD	U	I	11	100
GRANTOR: BURCH HELEN C REV TRU						
GRANTEE: BURCH ROBERT ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W54 S4 UOP=[YR=2013] W5 SFB=[YR=2013] W12 S13 E12 N13$ S13 E5 N13$ S16 BAS=[YR=2007] S31 BAS=[YR=2007] S29 E54 N29 W54$ E54 N31 W54$ E54 N20$.

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	1,770.00	SF	7.00	7.00	100	2015	2015	3	95	11,771	
2	0855	CONC PAVER	0	0	0	0	3,115.00	SF	7.00	7.00	100	2011	2011	3	91	19,843	
3	1242	WD DECK A	0	0	14	5	70.00	SF	10.00	10.00	100	2011	2011	3	45	315	
4	0300	BOAT DCK W	0	0	32	16	512.00	SF	40.00	40.00	100	2008	2008	3	48	9,830	
5	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2013	2013	3	68	3,400	
6	0350	CARPORT WD	0	0	18	25	450.00	SF	13.00	13.00	100	2012	2012	3	50	2,925	
7	0820	WOOD WALK	0	0	15	5	75.00	SF	11.75	11.75	100	2012	2012	3	40	353	
8	0810	CONCRETE A	0	0	8	12	96.00	SF	6.50	6.50	100	2015	2015	3	95	593	
9	0810	CONCRETE A	0	0	31	21	651.00	SF	6.50	6.50	100	2015	2015	3	95	4,020	
10	0350	CARPORT WD	0	0	15	38	570.00	SF	13.00	13.00	100	2015	2015	3	65	4,817	

TOTAL OB/XF 57,867

LAND DESCRIPTION

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	8.73	AC		1.00	1.00	1.00	19,500.00	19,500.00	170,235							
2	009530	C	POND	0	0005	OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	2,500.00	2,500.00	8,000							
3	009630	C	SWAMP	0		OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	500.00	500.00	675							
4	009100	C	UTILITY	0		OR	0.00	0.00	0.75	AC		1.00	1.00	1.00	1,000.00	1,000.00	750							

REVIEW DATE 07/21/2021 BY KBA Total Acres: 14.03 Total Land Value: 179,660 Market: 0 Agricultural: 0 Common: 179,660 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	1242	WD DECK A	0	0	0	0	940.00	SF	10.00	10.00	100	2015	2015	3	65	6,110	
12	0858	SCULP CONC	0	0	0	0	4,369.00	SF	13.00	13.00	100	2015	2015	3	98	55,661	
13	0940	SHEDS/PORT	0	0	12	30	360.00	SF	150.00	150.00	100	2015	2015	3	65	35,100	
14	0350	CARPORT WD	0	0	0	0	632.00	SF	13.00	13.00	100	2015	2015	3	65	5,340	
15	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2015		100	6,000	
16	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2015		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 114,211

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

REVIEW DATE 07/21/2021 BY KBA Total Acres: 14.03 Total Land Value: 179,660 Market: 0 Agricultural: 0 Common: 179,660 PRINTED 07/30/2025 BY SYS