

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

2026

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



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	06 CUST PANEL 10
Interior Floo	14 CARPET 80
Interior Floo	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. 100
Units	0 100

Quality	06 Quality Level 06
DOR CODE	5000 IMPROVED AG

MAP NUM	MKT AREA	05
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NEIGHBORHOOD/LOC	5017.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	630	110	2001	693	236,904
BAS	4,178	100	2000	4,178	1,428,258
FCP	384	25	2000	96	32,818
FGR	750	55	2000	412	140,843
FGR	1,740	55	2000	957	327,152
FOP	126	30	2000	38	12,991
FOP	140	30	2000	42	14,358
FOP	140	30	2000	42	14,358
FOP	223	30	2000	67	22,904
FOP	287	30	2000	86	29,399

TOTALS	19,261			15,392	2,261,789
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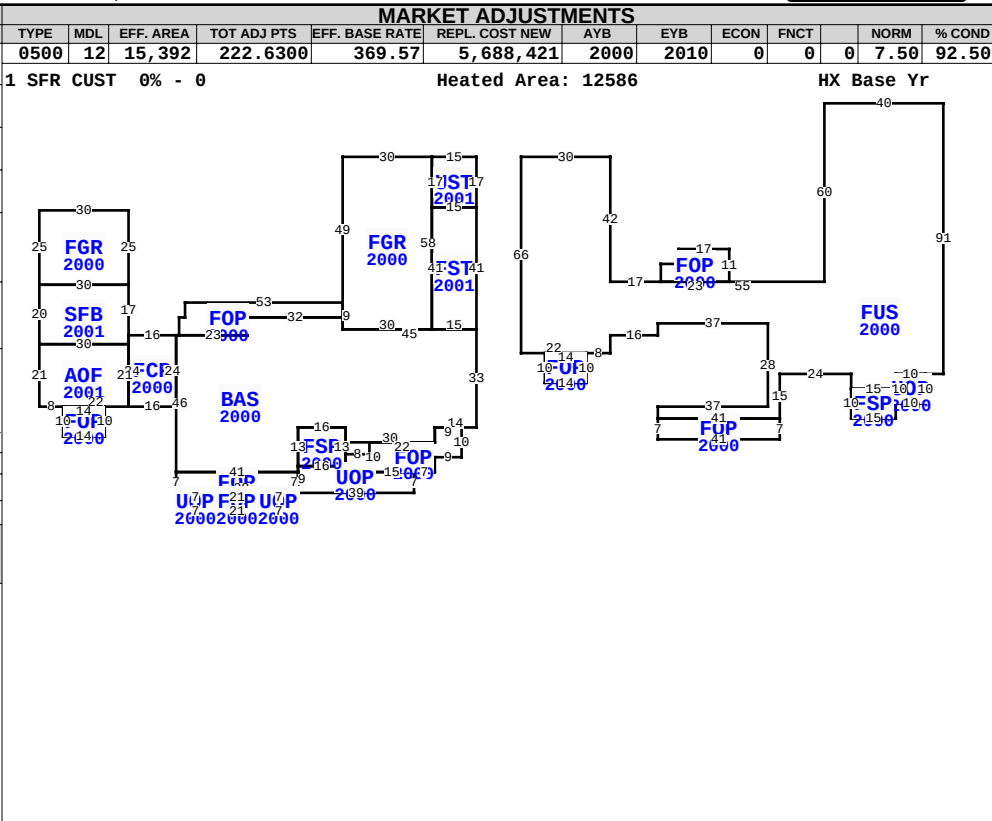
EXTRA FEATURES	
L N	OB/XF CODE

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
3	1242	WD DECK A	0	0	14	10	140.00	SF	10.00	10.00	100	2000	2000	3	20	280	
5	0300	BOAT DCK W	0	0	0	0	365.00	SF	40.00	40.00	100	2000	2000	3	26	3,796	
6	0400	CONC CURB	0	0	0	0	1,987.00	LF	15.00	15.00	100	2000	2000	3	81	24,142	
7	0920	CWALL-WD/M	0	0	0	0	440.00	LF	390.00	390.00	100	2000	2000	3	20	34,320	
9	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160	
10	0510	GARAGE WD-	0	0	60	35	2,100.00	SF	35.00	35.00	100	2000	2000	3	26	19,110	
13	0820	WOOD WALK	0	0	590	5	2,950.00	SF	11.75	11.75	100	2002	2002	3	40	13,865	
14	0303	FLT DOCK W	0	0	16	8	128.00	SF	26.00	26.00	100	2002	2002	3	28	932	

LAND DESCRIPTION	
L N	USE CODE

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	000131	C	RES CREEK	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	160,000.00	160,000.00	320,000							
2	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	0.64	AC		1.00	1.00	1.00	8,500.00	8,500.00	5,440							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.95	AC		1.00	1.00	1.00	500.00	500.00	1,475							
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	240.44	AC		1.00	1.00	1.00	395.00	395.00	94,974							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	243.80	AC		1.00	1.00	1.00	170.00	170.00	41,446							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	487.19	AC		1.00	1.00	1.00	8,500.00	8,500.00	4,141,115							

REVIEW DATE	01/01/2023	BY	CD
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** This building has 23 Sub-Areas

68619 WILD CREEK LN, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/06/2026	MLU
09/18/2025	KBA

NASSAU COUNTY PROPERTY		PAGE 1 of 4	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			5,393,188
TOTAL MARKET OB/XF VALUE			168,052
TOTAL LAND VALUE - MARKET			4,466,555
TOTAL MARKET VALUE			6,024,575
SOH/AGL Deduction			130,890
ASSESSED VALUE			5,893,685
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			5,893,685
TOTAL JUST VALUE			10,027,795
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			7,182,957

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	Q U	V I	RSN CD
1971/0856	3/31/2015	QC U	I	11	
GRANTOR: ARLINGTON MEDICAL PLA					
GRANTEE: WILD CREEK HOLDINGS					
1971/0851	3/31/2015	SW Q	I	05	5,948,700
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	

TOTAL OB/XF												105,440											
L N	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				
05	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	160,000.00	160,000.00	320,000											
05	OR	0.00	0.00	0.64	AC		1.00	1.00	1.00	8,500.00	8,500.00	5,440											
	OR	0.00	0.00	2.95	AC		1.00	1.00	1.00	500.00	500.00	1,475											
	OR	0.00	0.00	240.44	AC		1.00	1.00	1.00	395.00	395.00	94,974											
	OR	0.00	0.00	243.80	AC		1.00	1.00	1.00	170.00	170.00	41,446											
	OR	0.00	0.00	487.19	AC		1.00	1.00	1.00	8,500.00	8,500.00	4,141,115											
Total Acres:		489.83		Total Land Value:		463,335		Market:		4,141,115		Agricultural:		137,895		Common:		325,440		PRINTED 07/09/2026 BY SYS			

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