

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, IL 60606

2026

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2 4																		
Exterior Wall	12	CEDAR 100	0150	04	4,458	141.3160	79.14	352,806	2007	2007	0	0	0	9.00	91.00	VALUATION BY STANDARD																		
Roof Structur	10	STEEL FRME 100	1 ACCESSORY U 0% - 2024 Heated Area: 4445 HX Base Yr														Tax Group: 4 Tax Dist:																	
Roof Cover	12	MODULAR MT 100															BUILDING MARKET VALUE 321,053																	
Interior Wall	06	CUST PANEL 100															TOTAL MARKET OB/XF VALUE 48,973																	
Interior Floo	03	CONC FINSH 100															TOTAL LAND VALUE - MARKET 184,700																	
Ceiling	03	PART.FIN. 100															TOTAL MARKET VALUE 554,726																	
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 0																	
Heating Type	03	FORCED AIR 100															ASSESSED VALUE 554,726																	
Fixtures	10	100															TOTAL EXEMPTION VALUE 0																	
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 554,726																	
Story Height	12	12 100															TOTAL JUST VALUE 554,726																	
RMS	1	1. 100															NCON VALUE 0																	
Stories	1.	1. 100	INCOME VALUE																															
Units	0	0 100	PREVIOUS YEAR MKT VALUE 657,260																															
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	77,779																													
BAS	1,566	100	2007	1,566	112,779																													
BAS	1,674	100	2007	1,674	120,557																													
SFB	156	80	2013	125	9,003																													
UOP	65	20	2013	13	936																													
TOTALS 4,541			4,458			321,053																												
EXTRA FEATURES			67760 OWENS FARM RD, YULEE																															
			BLD DATE														LGL DATE																	
			XF DATE														LAND DATE																	
			INC DATE														AG DATE																	
			05/06/2026														MLU																	
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																	
3	1242	WD DECK A	0	0	14	5	70.00	SF	10.00	10.00	100	2011	2011	3	40	280																		
4	0300	BOAT DCK W	0	0	32	16	512.00	SF	40.00	40.00	100	2008	2008	3	44	9,011																		
5	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2013	2013	3	64	3,200																		
6	0350	CARPORT WD	0	0	18	25	450.00	SF	13.00	13.00	100	2012	2012	3	45	2,633																		
7	0820	WOOD WALK	0	0	15	5	75.00	SF	11.75	11.75	100	2012	2012	3	40	353																		
10	0350	CARPORT WD	0	0	15	38	570.00	SF	13.00	13.00	100	2015	2015	3	60	4,446																		
11	1242	WD DECK A	0	0	0	0	940.00	SF	10.00	10.00	100	2015	2015	3	60	5,640																		
13	0940	SHEDS/PORT	0	0	12	30	360.00	SF	30.00	30.00	100	2015	2015	3	60	6,480																		
14	0350	CARPORT WD	0	0	0	0	632.00	SF	13.00	13.00	100	2015	2015	3	60	4,930																		
15	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2015	03	100	6,000																		
LAND DESCRIPTION			TOTAL OB/XF 42,973																															
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	0005	OR	0.00	0.00	8.73	AC		1.00	1.00	1.00	20,000.00	20,000.00	174,600																	
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	009605	C	WETLANDS	0		OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,350																	
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 01/01/2023 BY CD Total Acres: 14.03 Total Land Value: 184,700 Market: 0 Agricultural: 0 Common: 184,700 PRINTED 07/09/2026 BY SYS																																		

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