

LOT 8
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

GIBLIN SHANNON L
100 E 14TH ST #1601
CHICAGO, IL 60605

2023

00-00-30-085U-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,124	100	2,124	272,118
FGR	467	55	257	32,926
FOP	70	30	21	2,690
FOP	93	30	28	3,587
USP	133	30	40	5,124

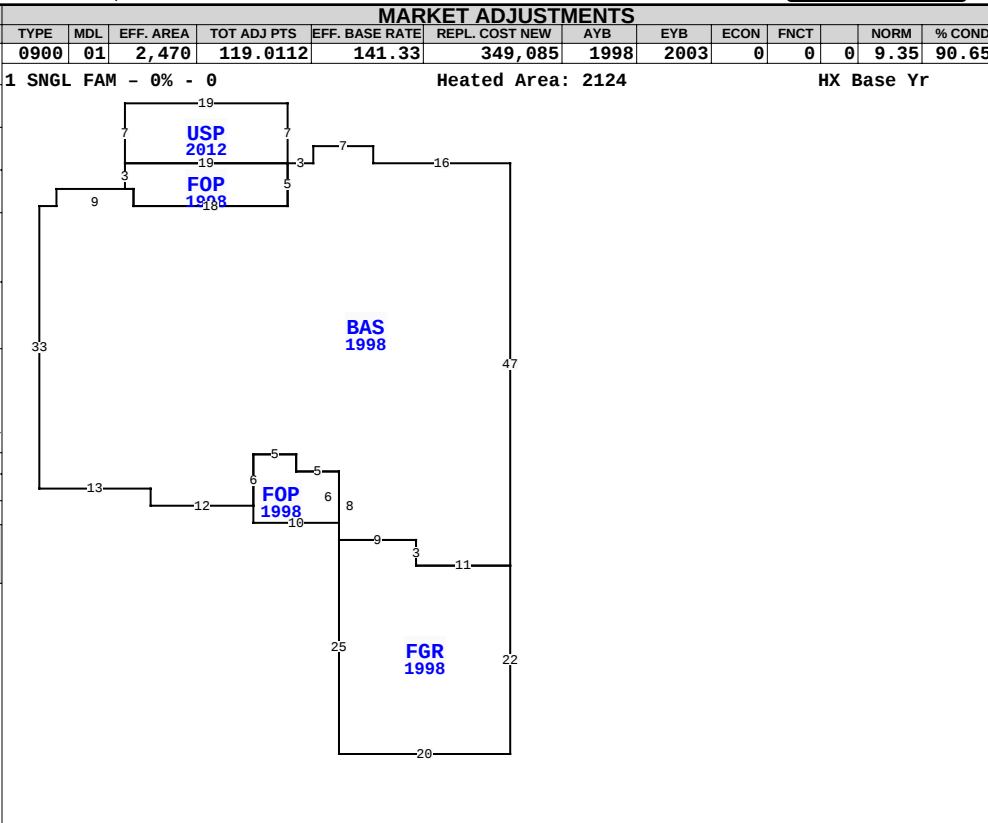
TOTALS	2,887		2,470	316,446
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EXTRA FEATURES

L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	3,500.00	100	1998	1998	3	83	2,905
2	0810	CONCRETE A	0	0	0	0		495.00	SF 6.50	6.50	100	1998	1998	3	77	2,477
3	0810	CONCRETE A	0	0	0	0		111.00	SF 6.50	6.50	100	1998	1998	3	77	556

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	0			0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/UF																5,938
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		316,446
TOTAL MARKET OB/UF VALUE		5,938
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		520,384
SOH/AGL Deduction		104,167
ASSESSED VALUE		416,217
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		416,217
TOTAL JUST VALUE		520,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805344	NEW CONSTR	106,050	09/01/1998

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2302/0704	8/29/2019	WD	Q	I	01	455,000

SALES DATA						
GRANTOR: GROOTHUIZEN JOHN & MO						
GRANTEE: GIBLIN SHANNON L						
1973/0001	4/09/2015	WD	Q	I	01	316,500
GRANTOR: ROGGIE WAYNE A & LISA						
GRANTEE: GROOTHUIZEN JOHN &						

BUILDING NOTES

BUILDING DIMENSIONS	
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BAS=[YR=1998] W16 N2 W7 S2 W3 USP=[YR=2012] N7 W19 S7
FOP=[YR=1998] S3 E1 S2 E18 N5 W19 \$ E19 \$ S5 W18 N2 W9 S2 W2
S33 E13 S2 E12 FOP=[YR=1998] S2 E10 N6 W5 N2 W5 S6 \$ N6 E5 S2
E5 S8 FGR=[YR=1998] S25 E20 N22 W11 N3 W9 \$ E9 S3 E11 N47 \$.