

ANWAR ASIF & KHALIDA
4832 OLD ORCHARD RD UNIT 1
SKOKIE, IL 60077

2023

00-00-31-1520-0009-0011

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 100

Roof Structur

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

11

CLAY TILE 50

Interior Floo

14

CARPET 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame

02

WOOD FRAME 100

Stories

3.

Units

3. 100
0 100

Quality

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1051.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

720

100

720

212,118

FOP

240

30

72

21,212

FST

52

55

29

8,544

FUS

960

100

960

282,824

STP

21

10

2

589

UCP

668

20

134

39,477

TOTALS

2,661

1,917

564,764

EXTRA FEATURES

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

05/31/2017

BY

DJX

Total Acres:

0.00

Total Land Value:

750,000

Market:

0

Agricultural:

0

Common:

750,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

12

1,917

213.1402

303.72

582,231

2015

2015

0

0

0

97.00

1 SFR CUST - 0% - 0

Heated Area: 1680

HX Base Yr

UCP 2015

FOP 2015

BAS 2015

FUS 2015

FST 2015

STP 2015

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

510 S FLETCHER AVE, FERNANDINA BEACH

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

564,764

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

750,000

TOTAL MARKET VALUE

1,314,764

SOH/AGL Deduction

263,715

ASSESSED VALUE

1,051,049

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

1,051,049

TOTAL JUST VALUE

1,314,764

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,335,741

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2097/1649

1/27/2017

WD

Q

I

01

911,000

GRANTOR: BONDS RUSSELL & JESSI

GRANTEE: ANWAR ASIF & KHALID

1842/1076

2/27/2013

WD

Q

V

01

255,400

GRANTOR: FLACK JOHN C

GRANTEE: BONDS RUSSELL & JES

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2015] W30 S24 E23 STP=[YR=2015] S3 E7 N3
FST=[YR=2015] N11 W4 S7 W2 S4 E6\$ W7\$ E1 N4 E2 N7 E4 N13\$
PTR=E15 FOP=[YR=2015] E30 S8 BAS=[YR=2015] S24 W30 N24 E30\$
W30 N8\$W15\$ PTR=E60 FUS=[YR=2015] E30 S32 W30 N32\$ W60\$.