

BLOCK 52 LOT S1/2 OF 6, LOT 7 &  
E93 FT OF LOT 8  
IN OR 2520/1102

PARK PLACE ON ATLANTIC AVE LLC/  
415 LASALLE STE 300A  
CHICAGO, IL 60654

2023

00-00-31-1800-0052-0062



| BUILDING CHARACTERISTICS |         |                    |
|--------------------------|---------|--------------------|
| ELEMENT                  | CD      | CONSTRUCTION       |
| Exterior Wall            | 15      | CONC BLOCK 70      |
| Exterior Wall            | 20      | FACE BRICK 30      |
| Roof Structure           | 09      | RIDGE FRME 100     |
| Roof Cover               | 02      | ROLL COMP 100      |
| Interior Wall            | 04      | PLYWOOD 80         |
| Interior Wall            | 01      | MINIMUM 20         |
| Interior Floor           | 05      | ASPH TILE 70       |
| Interior Floor           | 15      | HARDTILE 30        |
| Ceiling                  | 01      | FIN.SUSPD 100      |
| Air Condition            | 03      | CENTRAL 100        |
| Heating Type             | 04      | AIR DUCTED 100     |
| Fixtures                 | 6       | 100                |
| Frame                    | 03      | MASONRY 100        |
| Story Height             | 12      | 100                |
| RMS                      | 5       | 100                |
| Stories                  | 1.      | 1. 100             |
| Units                    | 0       | 100                |
| BUD8 Adjustme            | 02      | DIST FB 100        |
| Occupancy                | 00      | OWNERS OCC 03      |
| DOR CODE                 | 1410    | CONVENIENCE STORES |
| MAP NUM                  |         | MKT AREA 01        |
| NEIGHBORHOOD/LOC         | 1010.00 |                    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 60               | 100         | 60           | 3,161                |
| BAS       | 1,908            | 100         | 1,908        | 100,519              |
| BAS       | 24               | 100         | 24           | 1,264                |
| BAS       | 60               | 100         | 60           | 3,161                |
| BAS       | 180              | 100         | 180          | 9,483                |
| BAS       | 330              | 100         | 330          | 17,385               |
| CAN       | 427              | 30          | 128          | 6,743                |
| TOTALS    | 2,989            |             | 2,690        | 141,717              |

| EXTRA FEATURES |            |             |     |     |    |    |           |    |        |                |       |
|----------------|------------|-------------|-----|-----|----|----|-----------|----|--------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS     | UT | Adj R  | ADJ UNIT PRICE | NOTES |
| 2              | 0524       | PUMP ISLND  | 0   | 0   | 20 | 4  | 80.00     | SF | 4.50   | 4.50           |       |
| 3              | 0803       | ASPHALT     | 0   | 0   | 0  | 0  | 12,332.00 | SF | 2.00   | 2.00           |       |
| 10             | 0978       | SECURTY LT  | 0   | 0   | 0  | 0  | 4.00      | UT | 225.00 | 225.00         |       |
| 13             | 4950       | BOLLARD     | 0   | 0   | 0  | 0  | 3.00      | UT | 100.00 | 100.00         |       |
| 14             | 0810       | CONCRETE    | 0   | 0   | 15 | 11 | 165.00    | SF | 6.50   | 6.50           |       |
| 15             | 0810       | CONCRETE    | 0   | 0   | 5  | 3  | 15.00     | SF | 6.50   | 6.50           |       |
| 16             | 0810       | CONCRETE    | 0   | 0   | 16 | 8  | 128.00    | SF | 6.50   | 6.50           |       |
| 17             | 0400       | CONC CURB   | 0   | 0   | 0  | 0  | 88.00     | LF | 15.00  | 15.00          |       |
| 18             | 0812       | CONCRETE    | 0   | 0   | 0  | 0  | 2,859.00  | SF | 4.00   | 4.00           |       |
| 19             | 0812       | CONCRETE    | 0   | 0   | 0  | 0  | 1,280.00  | SF | 4.00   | 4.00           |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 001410   | C   | CONV STORE           | 0   | 0003 | C-3      | 96.00 | 250.00 | 24,000.00   | SF        |       |

| MARKET ADJUSTMENTS                                                                                                 |     |           |             |                |                |      |      |      |      |       |        |
|--------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 1402                                                                                                               | 04  | 2,690     | 97.8640     | 106.43         | 286,297        | 1971 | 1985 | 0    | 0    | 50.50 | 49.50  |
| 1 CONVESTORE - 0% - 0                                                                                              |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 2562 HX Base Yr                                                                                       |     |           |             |                |                |      |      |      |      |       |        |
|                                                                                                                    |     |           |             |                |                |      |      |      |      |       |        |
| 1015 ATLANTIC AV, FERNANDINA BEACH                                                                                 |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE 02/24/2020 KK LGL DATE 02/24/2020 KK<br>XF DATE 02/24/2020 KK LAND DATE 02/24/2020 KK<br>INC DATE AG DATE |     |           |             |                |                |      |      |      |      |       |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 28,434      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 2 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 2              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 100         |
| TOTAL MARKET OB/XF VALUE  |  |  | 32,256      |
| TOTAL LAND VALUE - MARKET |  |  | 600,000     |
| TOTAL MARKET VALUE        |  |  | 632,356     |
| SOH/AGL Deduction         |  |  | 0           |
| ASSESSED VALUE            |  |  | 632,356     |
| TOTAL EXEMPTION VALUE     |  |  | 0           |
| BASE TAXABLE VALUE        |  |  | 632,356     |
| TOTAL JUST VALUE          |  |  | 632,356     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 600,200     |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20110051   | SIGN        | 550    | 01/10/2011 |
| 20061337   | SIGN        | 2,450  | 06/14/2006 |
| 20051207   | REPAIR/RRF  | 18,000 | 02/09/2005 |
| 10562B     | REMODEL     | 25,000 | 06/24/1997 |
| 10553B     | REMODEL     | 9,000  | 06/18/1997 |
| 7949       | XFOB        | 20,000 | 10/25/1993 |

| SALES DATA                    |            |           |     |     |        |            |  |
|-------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2520/1102                     | 12/03/2021 | SW        | Q   | I   | 01     | 775,000    |  |
| GRANTOR: AI PARTNERS LLC      |            |           |     |     |        |            |  |
| GRANTEE: PARK PLACE ON ATLAN  |            |           |     |     |        |            |  |
| 2196/1532                     | 5/15/2018  | WD        | U   | I   | 37     | 700,000    |  |
| GRANTOR: FERNANDINA FOOD MART |            |           |     |     |        |            |  |
| GRANTEE: AI PARTNERS LLC      |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W6 BAS=[YR=1994] W18 BAS=[YR=1994] W4<br>BAS=[YR=1994] W33S10 BAS=[YR=1993] S32 CAN=[YR=1993] S7 E61<br>N7 W61\$ E61 N22 W6 N10 W18 N4 W4 S4 W33\$ E33 N10\$ S6 E4 N6\$<br>S10 E18 N10\$ S10 E6 BAS=[YR=1994] W6 S10 E6 N10\$ N10\$. |  |  |  |  |  |  |  |  |  |  |  |

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