PT SE1/4 OF NW1/4
SEC 26-4N-25E IN OR 2643/1587
(EX PT IN OR 605/1182, OR 1675/1

WHITE OAK CONSERVATION HOLDINGS LLC
227 WEST MONROE STREET STE 500
CHICAGO, IL 60606

2023

26-4N-25-0000-0007-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

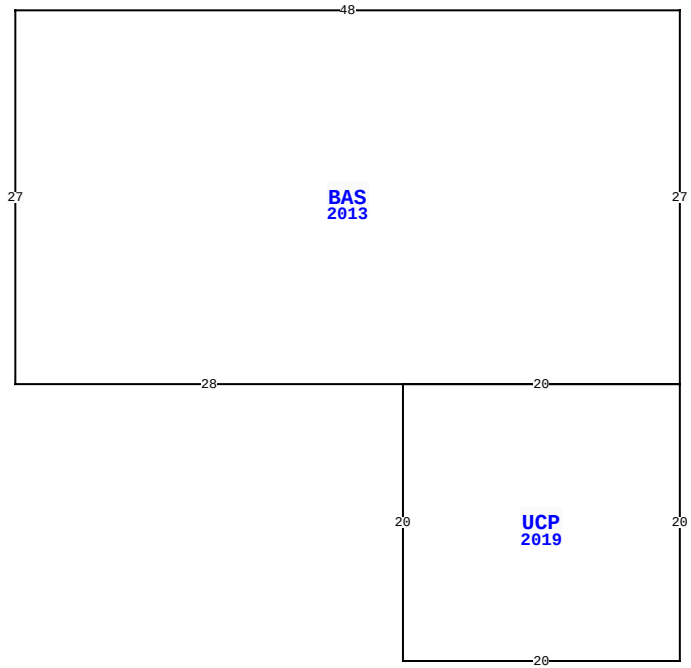
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	81,909
UCP	400	20	80	5,056
TOTALS	1,696		1,376	86,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,376	125.4000	87.78	120,785	2012	2012	0	0	0	28.00	72.00

2 M/H 94+ – 100% - 2013 Heated Area: 1296 HX Base Yr 2013



58025 BAMBI LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,965
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		191,780
TOTAL MARKET VALUE		196,905
SOH/AGL Deduction		56,531
ASSESSED VALUE		140,374
TOTAL EXEMPTION VALUE	HX HB WX	45,434
BASE TAXABLE VALUE		94,940
TOTAL JUST VALUE		278,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125445	CO ISSUED	0	11/14/2012
P1216195	NEW CONSTR	0	10/01/2012
MH125445	MH MOVE-ON	0	10/01/2012
M1217714	H/AC	0	10/01/2012
MH5422	CO ISSUED	0	08/07/2012
C5266	CO ISSUED	0	04/22/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2643/1587	5/26/2023	SW	Q	I	05	440,000
GRANTOR: SEAGRAVES MARY JEAN						
GRANTEE: WHITE OAK CONSERVAT						
2326/1067	12/02/2019	MS	U	I	11	100
GRANTOR: SEAGRAVES MARY JEAN L						
GRANTEE: SEAGRAVES MARY JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W48 S27 E28 UCP=[YR=2019] S20 E20 N20 W20$ E20 N27$.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	4.69	AC		1.00	1.00	1.00	550.00	550.00	2,580							
3	000000	C	VAC RES	0		OR	0.00	0.00	4.02	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,360							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	4.69	AC		1.00	1.00	1.00	18,000.00	18,000.00	84,420							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 9.71 Total Land Value: 109,940 Market: 84,420 Agricultural: 2,580 Common: 107,360 PRINTED 08/02/2023 BY SYS