

PT OF NW1/4 OF SEC 29-2N-25E  
IN OR 1894/696 (EX DOT R/W  
IN OR 888/375 & EX UTIL ESMT

THE WELLS LAND GROUP LLC/  
C/O REAL ESTATE DEPARTMENT, WALGREENS STORE # 9786  
DEERFIELD, IL 60015

2023

29-2N-25-0000-0040-0010



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 17 CB STUCCO 100  |
| Roof Structur            | 10 STEEL FRME 100 |
| Roof Cover               | 04 BUILT-UP 100   |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 03 CONC FINSH 70  |
| Interior Floo            | 14 CARPET 30      |
| Ceiling                  | 01 FIN.SUSPD 100  |
| Air Condition            | 04 ROOF TOP 100   |
| Heating Type             | 04 AIR DUCTED 100 |
| Fixtures                 | 13 100            |
| Frame                    | 03 MASONRY 100    |
| Story Height             | 18 100            |
| RMS                      | 5 100             |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |      |                  |    |
|----------|------|------------------|----|
| Quality  | 03   | Quality Level 03 |    |
| DOR CODE | 1100 | STORES, 1 STORY  |    |
| MAP NUM  |      | MKT AREA         | 07 |

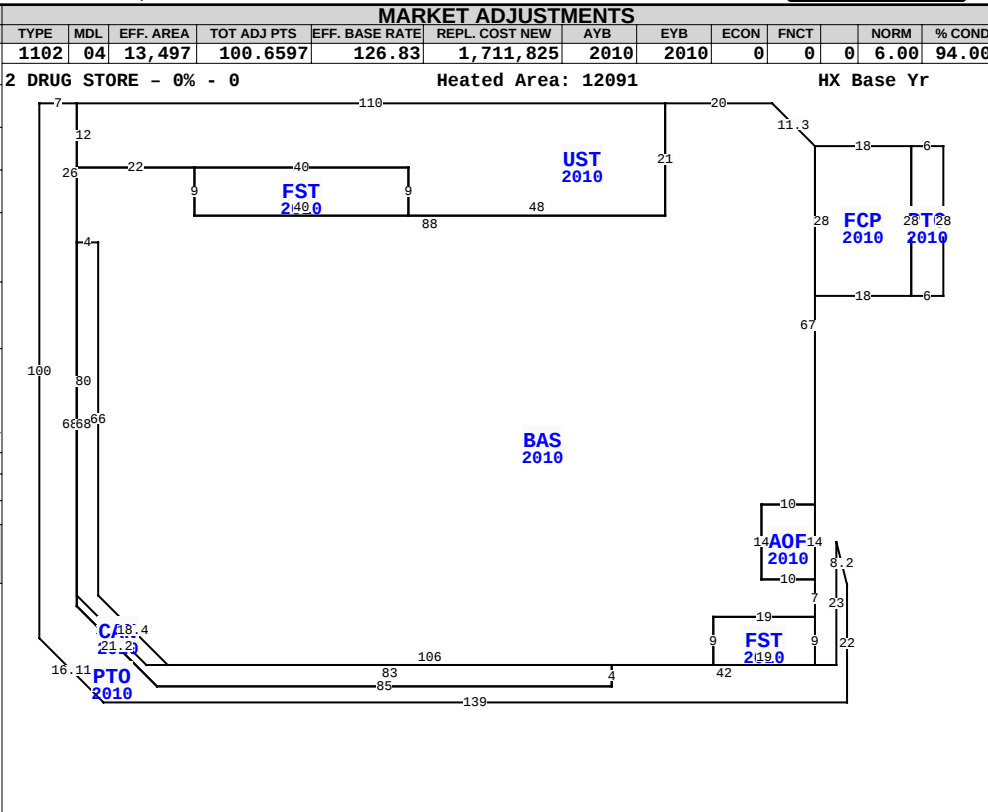
|                  |          |
|------------------|----------|
| NEIGHBORHOOD/LOC | 1290.100 |
|------------------|----------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| AOF       | 140              | 100         | 140          | 16,691               |
| BAS       | 11,951           | 100         | 11,951       | 1,424,800            |
| CAN       | 688              | 30          | 206          | 24,559               |
| FCP       | 504              | 30          | 151          | 18,002               |
| FST       | 171              | 50          | 86           | 10,253               |
| FST       | 360              | 50          | 180          | 21,459               |
| PTO       | 168              | 5           | 8            | 954                  |
| PTO       | 1,471            | 5           | 74           | 8,822                |
| UST       | 1,752            | 40          | 701          | 83,574               |

|        |        |  |        |           |
|--------|--------|--|--------|-----------|
| TOTALS | 17,205 |  | 13,497 | 1,609,116 |
|--------|--------|--|--------|-----------|

| EXTRA FEATURES |                 |
|----------------|-----------------|
| L N            | OB/XF CODE      |
| 11             | 0803 ASPHALT C  |
| 12             | 0400 CONC CURB  |
| 13             | 0810 CONCRETE A |
| 14             | 0810 CONCRETE A |
| 15             | 0810 CONCRETE A |
| 16             | 0810 CONCRETE A |
| 17             | 1123 CB 8"      |
| 19             | 4950 BOLLARD    |
| 20             | 0855 CONC PAVER |
| 21             | 0090 AUTO DOOR  |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 001100 C |
| 2                | 009602 C |



|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 02/17/2022 | KK | LGL DATE  |            |
| XF DATE  | 02/17/2022 | KK | LAND DATE | 02/17/2022 |
| INC DATE |            |    | AG DATE   |            |

| TOTAL OB/XF |                 |
|-------------|-----------------|
| 75,890      |                 |
| L N         | OB/XF CODE      |
| 11          | 0803 ASPHALT C  |
| 12          | 0400 CONC CURB  |
| 13          | 0810 CONCRETE A |
| 14          | 0810 CONCRETE A |
| 15          | 0810 CONCRETE A |
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| 21          | 0090 AUTO DOOR  |

| TOTAL OB/XF |          |
|-------------|----------|
| 75,890      |          |
| L N         | USE CODE |
| 1           | 001100 C |
| 2           | 009602 C |

| NASSAU COUNTY PROPERTY    |            |
|---------------------------|------------|
| PAGE 1 of 3               |            |
| VALUATION SUMMARY         |            |
| VALUATION BY              | DIRECT_CAP |
| Tax Group: 1              | Tax Dist:  |
| BUILDING MARKET VALUE     | 0          |
| TOTAL MARKET OB/XF VALUE  | 0          |
| TOTAL LAND VALUE - MARKET | 0          |
| TOTAL MARKET VALUE        | 2,848,730  |
| SOH/AGL Deduction         | 789,247    |
| ASSESSED VALUE            | 2,059,483  |
| TOTAL EXEMPTION VALUE     | 0          |
| BASE TAXABLE VALUE        | 2,059,483  |
| TOTAL JUST VALUE          | 2,848,730  |
| NCON VALUE                | 0          |
| INCOME VALUE              | 2,848,730  |
| PREVIOUS YEAR MKT VALUE   | 1,872,305  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B21307     | DEMOLITION  | 24,000 | 04/01/2008 |
| E2561      | CHNGE SRVC  | 0      | 01/22/2003 |
| 2278       | REMODEL     | 15,000 | 06/19/2000 |
| 2246       | NEW CONSTR  | 500    | 10/10/1988 |
| 2208       | NEW CONSTR  | 42,700 | 06/08/1988 |
| 2205       | NEW CONSTR  | 5,000  | 06/03/1988 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1894/0696                      | 2/13/2013 | SW           | U      | I      | 11        | 100           |
| GRANTOR: DAVIES REBECCA SUE KR |           |              |        |        |           |               |
| GRANTEE: THE WELLS LAND GROU   |           |              |        |        |           |               |
| 1894/0685                      | 2/13/2013 | TD           | U      | I      | 11        | 100           |
| GRANTOR: MACMILLAN DONNA ELIZA |           |              |        |        |           |               |
| GRANTEE: DAVIES REBECCA SUE    |           |              |        |        |           |               |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PTO=[YR=2010] W6 FCP=[YR=2010] W18 BAS=[YR=2010] L8 U8 W20 UST=[YR=2010] W110 PTO=[YR=2010] W7 S100 D12 R12 E139 N22 U8 L2 S23 W42 CAN=[YR=2010] W83 U13 L13 N66 W4 S68 D15 R15 E85 N4 \$ S4 W85 L15 U15 N68 N26 \$ S12 E22 FST=[YR=2010] S9 E40 N9 W40 \$ E40 S9 E48 N21 \$ S21 W88 N9 W22 S80 R13 D13 E106 FST=[YR=2010] E19 N9 W19 S9 \$ N9 E19 N7 AOF=[YR=2010] N14 W10 S14 E10 \$ W10 N14 E10 N67 \$ S28 E18 N28 \$ S28 E6 N28 \$ . |  |

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