PT SE1/4 OF SEC 30-1S-23E
IN OR 1803/790 (EX SOVEREIGN
SUBMERGED LANDS)

BRANDY BRANCH FOREST LLC
1645 TODD FARM DR
ELGIN, IL 60123

2023

30-1S-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

STOKES RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	303,600
TOTAL MARKET VALUE	8,520
SOH/AGL Deduction	0
ASSESSED VALUE	8,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,520
TOTAL JUST VALUE	303,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1803/0790	7/02/2012	WD	U	V	11	100
GRANTOR: WOOTEN THOMAS & OLIN						
GRANTEE: BRANDY BRANCH FORES						
1803/0784	6/28/2012	WD	U	I	11	100
GRANTOR: INTERNATIONAL PAPER R						
GRANTEE: WOOTEN THOMAS & OLI						

BUILDING NOTES

BUILDING DIMENSIONS

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	410.00	410.00	820							
2	005902	A	HARDWOOD SI	0			0.00	0.00	44.00	AC		1.00	1.00	1.00	175.00	175.00	7,700							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	46.00	AC		1.00	1.00	1.10	6,000.00	6,600.00	303,600							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 46.00 Total Land Value: 8,520 Market: 303,600 Agricultural: 8,520 Common: 0 PRINTED 08/02/2023 BY SYS