

AHMAD NASIR J TRUST #100/AHMAD NASIR J TRUSTEE
296 WEST SPRING ST
SOUTH ELGIN, IL 60177

00-00-31-128A-0061-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	19	COMMON BRK 60								0900	11	3,790	141.2748	176.59	669,276	1950	1995	0	0	0	19.50	80.50	VALUATION BY								STANDARD																												
Exterior Wall	10	ABOVE AVG 40								1 SNGL FAM - 0% - 0										Heated Area: 3022										HX Base Yr										Tax Group: 2								Tax Dist:											
Roof Structur	03	GABLE/HIP 100																																						BUILDING MARKET VALUE								538,767											
Roof Cover	03	COMP SHNGL 100																																						TOTAL MARKET OB/XF VALUE								52,408											
Interior Wall	05	DRYWALL 80																																						TOTAL LAND VALUE - MARKET								975,000											
Interior Wall	04	PLYWOOD 20																																						TOTAL MARKET VALUE								1,566,175											
Interior Floo	12	HARDWOOD 60																																						SOH/AGL Deduction								345,870											
Interior Floo	11	CLAY TILE 40																																						ASSESSED VALUE								1,220,305											
Air Condition	03	CENTRAL 100																																						TOTAL EXEMPTION VALUE								0											
Heating Type	04	AIR DUCTED 100																																						BASE TAXABLE VALUE								1,220,305											
Bedrooms	04	4 100																																						TOTAL JUST VALUE								1,566,175											
Bathrooms		3 100																																						NCON VALUE								0											
Frame	03	MASONRY 100																																						INCOME VALUE																			
Stories	1.	1. 100																																						PREVIOUS YEAR MKT VALUE								1,109,368											
Units		0 100																																																									
BUD8 Adjustme	02	DIST FB 100																																																									
Quality		03	Quality Level 03																																																								
DOR CODE		0100	SINGLE FAMILY																																																								
MAP NUM			MKT AREA																																																								
NEIGHBORHOOD/LOC		1007.00																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																							
BAS	3,022	100	3,022	429,592																																																							
FGR	430	55	236	33,548																																																							
FGR	550	55	302	42,931																																																							
FOP	210	30	63	8,956																																																							
FSP	408	40	163	23,171																																																							
STP	44	10	4	568																																																							
TOTALS		4,664	3,790	538,767																																																							
EXTRA FEATURES										1832 HIGHLAND DR, FERNANDINA BEACH										BLD DATE										LGL DATE										03/18/2024										MLU									
																				XF DATE										LAND DATE																													
																				INC DATE										AG DATE																													
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																																										
1	0300	BOAT DCK W	0	0	0	0	878.00	SF	40.00	40.00	100	2002	2002	3	30	10,536																																											
2	0302	FLT DOCK C	0	0	8	40	320.00	SF	50.00	50.00	100	2002	2002	3	20	3,200																																											
3	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2002	2002	3	20	460																																											
4	0317	DCK PLNG W	0	0	0	0	9.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	1,800																																											
5	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2002	2002	3	20	300																																											
6	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	2002	2002	3	20	200																																											
7	0920	CWALL-WD/M	0	0	0	0	110.00	LF	390.00	390.00	100	1980	1980	3	20	8,580																																											
8	0855	CONC PAVER	0	0	0	0	2,824.00	SF	7.00	7.00	100	2014	2014	3	95	18,780																																											
9	0855	CONC PAVER	0	0	0	0	144.00	SF	7.00	7.00	100	2014	2014	3	95	958																																											
10	0855	CONC PAVER	0	0	0	0	962.00	SF	7.00	7.00	100	2014	2014	3	95	6,397																																											
LAND DESCRIPTION										TOTAL OB/XF										51,211																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																		
1	000130	C	SFR WATER	0	00006		R-1	150.00	435.00	150.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	975,000																																									

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