LOT 32
IN OR 685 PG 1635
SEASIDE PRIVACY HOMES AT

NYHAN YUKIKO SAKATA TRUST/NYHAN YUKIKO SAKATA TRUS
4613 NORTH WINCHESTER
CHICAGO, IL 60640

2024

00-SB-30-1920-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

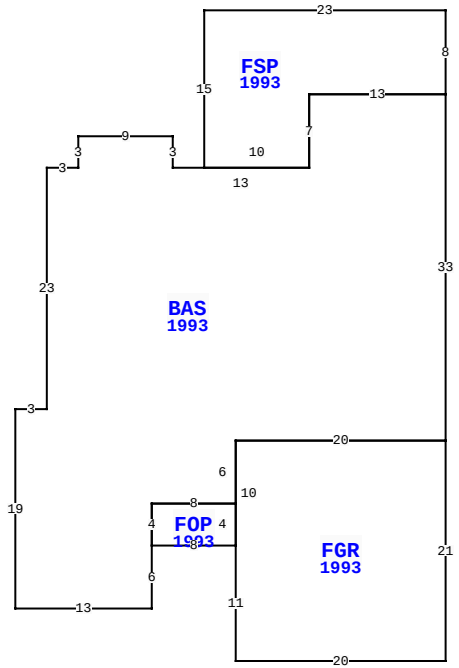
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1,371	251,235
FGR	420	55	231	42,331
FOP	32	30	10	1,832
FSP	254	40	102	18,691
TOTALS	2,077		1,714	314,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,714	148.0820	222.12	380,714	1988	1988	0	0	0	17.50	82.50

1 SFR CUST – 0% - 0 Heated Area: 1371 HX Base Yr



1825 SEASIDE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	314,089
TOTAL MARKET OB/XF VALUE	3,543
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	667,632
SOH/AGL Deduction	200,803
ASSESSED VALUE	466,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	466,829
TOTAL JUST VALUE	667,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	553,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2742	H/AC	2,200	09/29/1988
5406	NEW CONSTR	2,875	09/29/1988
5102	NEW CONSTR	45,090	08/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0685/1635	8/02/1993	WD	U	I	01	100
GRANTOR: SAKATA TOSHI						
GRANTEE: NYHAN YUKIKO SAKATA						
0560/0385	1/04/1989	WD	Q	I		137,900
GRANTOR: NASSAU BEACH DEVELOP						
GRANTEE: SAKATA MITSUO & T						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] N8 W23 S15 E10 N7 E13$ BAS=[YR=1993] W13 S7 W13N3W9S3W3S23 W3 S19 E13 N6 FOP=[YR=1993] E8 FGR=[YR=1993] S11 E20 N21 W20 S10$ N4 W8 S4$ N4 E8 N6 E20 N33$.

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
1	0811	CONCRETE B	0	0	45	16	720.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,040	
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	1988	1988	3	54.5	223	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 3,543

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS