

LOT 70
IN OR 1984/471
MARSH CREEK VLG 1-A PB 4/22A

MCCUE HOWARD M III & JUDITH W
2247 ORRINGTON AVENUE
EVANSTON, IL 60201

2024

01-6N-29-131A-0070-0000



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 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10

NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,494	100	1,494	203,904
FEP	270	80	216	29,480
FGR	484	55	266	36,304
FOP	78	30	23	3,139
FSP	108	40	43	5,869
FSP	123	40	49	6,687
FUS	1,278	100	1,278	174,424
UOP	72	20	14	1,911
UOP	160	20	32	4,367

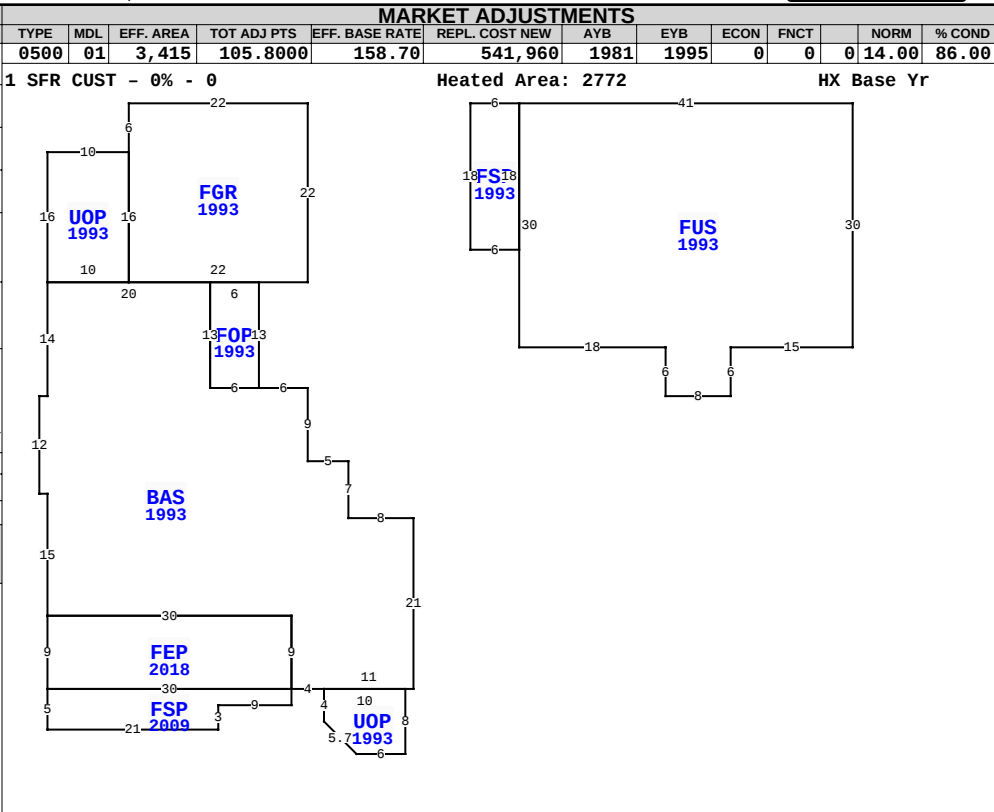
TOTALS	4,067		3,415	466,086
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	49	980	
2	0940	SHEDS/PORT	0	0	0	0	40.00	SF	30.00	30.00	100	1984	1984	3	20	240	
3	1076	TRELLIS A	0	0	0	0	40.00	SF	7.50	7.50	100	1981	1981	3	20	60	
4	0855	CONC PAVER	0	0	0	0	322.00	SF	7.00	7.00	100	1998	1998	3	75	1,691	
5	0855	CONC PAVER	0	0	0	0	1,644.00	SF	7.00	7.00	100	1998	1998	3	75	8,631	
6	0858	SCULP CONC	0	0	0	0	516.00	SF	13.00	13.00	100	1992	1992	3	88	5,903	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024
INC DATE		AG DATE	MLU

12 BELTED KINGFISHER, FERNANDINA BEACH

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	49	980	
2	0940	SHEDS/PORT	0	0	0	0	40.00	SF	30.00	30.00	100	1984	1984	3	20	240	
3	1076	TRELLIS A	0	0	0	0	40.00	SF	7.50	7.50	100	1981	1981	3	20	60	
4	0855	CONC PAVER	0	0	0	0	322.00	SF	7.00	7.00	100	1998	1998	3	75	1,691	
5	0855	CONC PAVER	0	0	0	0	1,644.00	SF	7.00	7.00	100	1998	1998	3	75	8,631	
6	0858	SCULP CONC	0	0	0	0	516.00	SF	13.00	13.00	100	1992	1992	3	88	5,903	

TOTAL OB/XF 17,505

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,415	105.8000	158.70	541,960	1981	1995	0	0	14.00	86.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		466,086
TOTAL MARKET OB/XF VALUE		17,505
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		933,591
SOH/AGL Deduction		266,044
ASSESSED VALUE		667,547
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		667,547
TOTAL JUST VALUE		933,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		813,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706119	ADDITION	60,000	07/10/2017
B22463	ADDITION	15,000	05/01/2009
4847	SWIM POOL	7,790	04/26/1988
4777	ADDITION	16,000	03/28/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1984/0471	6/05/2015	WD Q	Q	I	02
SALE PRICE 580,000					

GRANTOR: WALKER ROBERT KIRK JR					
GRANTEE: MCCUE HOWARD M III					
1446/0278	9/21/2006	WD Q	Q	I	
SALE PRICE 530,000					
GRANTOR: WOOD MARSHALL E & MIN					
GRANTEE: WALKER ROBERT K JR					

BUILDING NOTES

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BUILDING DIMENSIONS

FGR=[YR=1993] W22 S6 UOP=[YR=1993] W10 S16 BAS=[YR=1993] S14 W1 S12 E1 S15 FEP=[YR=2018] S9 FSP=[YR=2009] S5 E21 N3 E9 N2 W30\$ E30 N9 W30\$ E30 S9 E4 UOP=[YR=1993] S4 R4 D4 E6 N8 W10\$ E11 N21 W8 N7 W5 N9 W6 FOP=[YR=1993] N13 W6 S13 E6\$ W6 N13 W20\$ E10 N16\$ S16 E22 N22\$ PTR= E20 FSP=[YR=1993] E6 FUS=[YR=1993] E41S30 W15S6W8N6W18N30\$ S18 W6 N18\$ W20\$.