

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

2024

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

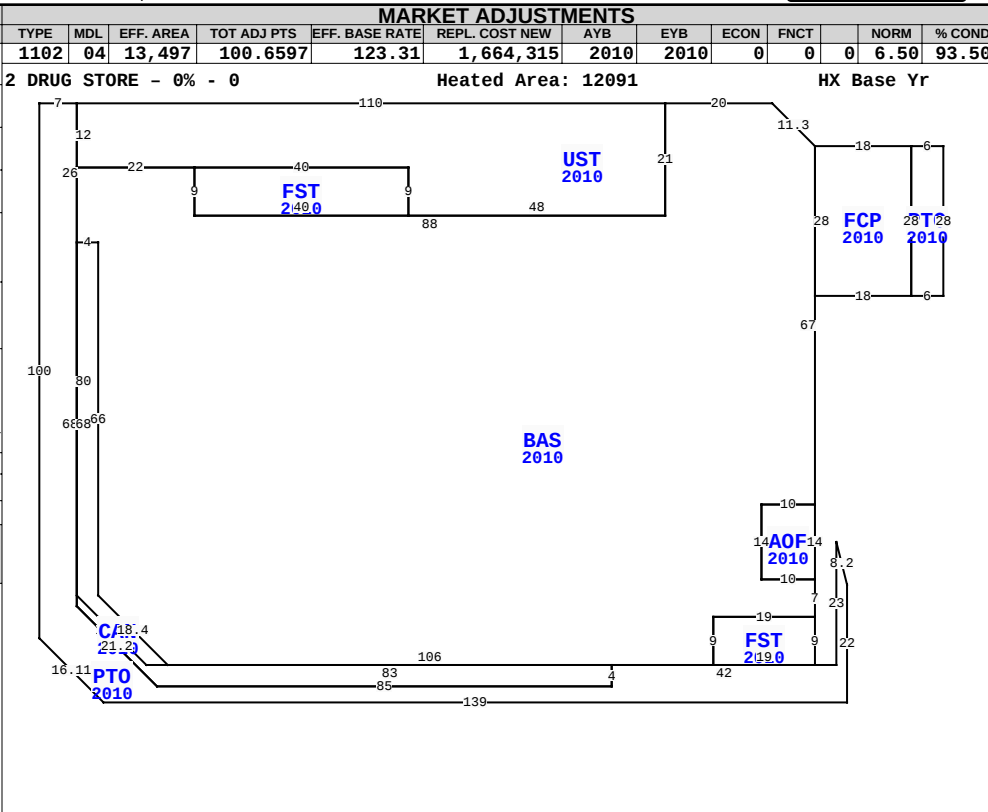
NEIGHBORHOOD/LOC	1290.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	140	100	140	16,141
BAS	11,951	100	11,951	1,377,889
CAN	688	30	206	23,751
FCP	504	30	151	17,410
FST	171	50	86	9,916
FST	360	50	180	20,753
PTO	168	5	8	922
PTO	1,471	5	74	8,532
UST	1,752	40	701	80,821

TOTALS	17,205		13,497	1,556,135
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	35,701.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	1,114.00	LF	15.00	15.00	
3	0810	CONCRETE A	0	0	0	0	408.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	41	5	205.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	
7	1123	CB 8"	0	0	0	0	337.00	SF	6.15	6.15	
8	4950	BOLLARD	0	0	0	0	23.00	UT	100.00	100.00	
9	0855	CONC PAVER	0	0	10	3	30.00	SF	10.00	10.00	
10	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0004	CH	0.00	0.00	70,893.00	SF	1.00
2	009602	C	RETENTION PO	0		CH	0.00	0.00	0.55	AC	1.00



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											
74,138											

NASSAU COUNTY PROPERTY		PAGE 1 of 3	1
VALUATION SUMMARY			
VALUATION BY	DIRECT_CAP		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	2,848,730		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	2,848,730		
SOH/AGL Deduction	583,299		
ASSESSED VALUE	2,265,431		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,265,431		
TOTAL JUST VALUE	2,848,730		
NCON VALUE	0		
INCOME VALUE	2,848,730		
PREVIOUS YEAR MKT VALUE	2,590,000		

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 Number	DATE	TYPE INST	Q U	V I	RSN CD
1894/0696	2/13/2013	SW U	I	I	11
GRANTOR: DAVIES REBECCA SUE KR					
GRANTEE: THE WELLS LAND GROU					
1894/0685	2/13/2013	TD U	I	I	11
GRANTOR: MACMILLAN DONNA ELIZA					
GRANTEE: DAVIES REBECCA SUE					

BUILDING NOTES											
BUILDING DIMENSIONS											
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 \$.											

[illegible]

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