ALL OF SEC 31-1S-23E IN
OR 1803/790 (EX SOVEREIGN
SUBMERGED LANDS)

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

2024

31-1S-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
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

CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	07/16/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	909,068
TOTAL MARKET VALUE	62,808
SOH/AGL Deduction	0
ASSESSED VALUE	62,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,808
TOTAL JUST VALUE	909,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	909,068

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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	330.57	AC		1.00	1.00	1.00	190.00	190.00	62,808							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	330.57	AC		1.00	1.00	1.10	2,500.00	2,750.00	909,068							

REVIEW DATE 04/30/2024 **BY** KBA Total Acres: 330.57 Total Land Value: 62,808 Market: 909,068 Agricultural: 62,808 Common: 0 **PRINTED** 08/06/2024 **BY** SYS