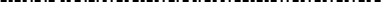


DB MIM I LLC
27 N WACKER DR STE 435
CHICAGO, IL 60606

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories UnitsOccupancy1.00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4038.00

TOTALS2,6162,305261,174

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 0811 CONCRETE B 0 0 0 0 618.00 SF 5.20 5.20 100 2018 2018 3 97 3,117

2 0810 CONCRETE A 0 0 0 0 24.00 SF 6.50 6.50 100 2018 2018 3 97 151

LAND DESCRIPTION

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 VALU 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 55,000.00 55,000.00 55,000

REVIEW DATE 01/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,305 121.7062 115.62 266,504 2018 2018 0 0 2.00 98.00

SINGLE FAM - 0% - 2024 Heated Area: 1997 HX Base Yr

FSP 2018 BAS 2018 FGR 2018 FOP 2018

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 261,174

TOTAL MARKET OB/XF VALUE 3,268

TOTAL LAND VALUE - MARKET 55,000

TOTAL MARKET VALUE 319,442

SOH/AGL Deduction 0

ASSESSED VALUE 319,442

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 319,442

TOTAL JUST VALUE 319,442

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 326,780

SALES DATA

OFF RECORD Number DATE TYPE INST Q / V I RSN CD SALE PRICE

2625/0589 3/13/2023 QC U I 11 100

GRANTOR: JVA IL LLC

GRANTEE: DB MIM I LLC

2531/1268 1/13/2022 WD Q I 01 340,000

GRANTOR: OP SPRE TPA1 LLC

GRANTEE: JVA IL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W16 BAS=[YR=2018] W24 S44 FGR=[YR=2018] S21 E20
FOP=[YR=2018] S2 E8 N2 W2 N10 W5 S10 W1\$ E1 N21 W21\$ E21 S11
E5 S10 E14 N58 W16 N7\$ S7 E16 N7\$.