

BLDG 7 UNIT 107
 AMELIA WOODS BEACH &
 RACQUET CLUB IN OR 240/639

ARCHIE JAY E & NADIYA D
 625 EAST SUFFIELD DRIVE
 ARLINGTON HEIGHTS, IL 60004

2025

00-00-31-1035-0007-0107

| BUILDING CHARACTERISTICS | | | MARKET ADJUSTMENTS | | | | | | | | | | NASSAU COUNTY PROPERTY | |
|--------------------------|------------------|------------------|---------------------|--------------|----------------------|-------------|----------------|----------------|------|------|------|------|------------------------|--------|
| ELEMENT | CD | CONSTRUCTION | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| Floor | | 1 100 | 1035000 | | 1,360 | | | | 1974 | 1974 | 100 | 100 | 0 | |
| Recreation | POOL | POOL 100 | 1 CONDO - 0% - 2025 | | | | | | | | | | HX Base Yr | |
| Recreation | TENNIS CT | TENNIS CT 100 | | | | | | | | | | | | |
| Location | CORNER | CORNER 100 | | | | | | | | | | | | |
| View Lump | TYPICAL | TYPICAL 100 | | | | | | | | | | | | |
| Desirability | BLDG 7 | BLDG 7 100 | | | | | | | | | | | | |
| Balcony | FOP/PATIO | FOP/PATIO 100 | | | | | | | | | | | | |
| Parking | OPEN | OPEN 100 | | | | | | | | | | | | |
| Bedrooms | | 2 100 | | | | | | | | | | | | |
| Bathrooms | | 2.5 100 | | | | | | | | | | | | |
| Oth Rooms | | 4 100 | | | | | | | | | | | | |
| Quality | 03 | Quality Level 03 | | | | | | | | | | | | |
| DOR CODE | 0400 | CONDOMINIUM | | | | | | | | | | | | |
| MAP NUM | | MKT AREA | 01 | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | | 1085.00 | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | |
| TOTALS | 1,360 | | | 1,360 | | | | | | | | | | |

| VALUATION SUMMARY | | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY | | |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 295,900 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 295,900 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 295,900 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 295,900 |
| TOTAL JUST VALUE | | 295,900 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 293,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| B041144 | H/AC | 2,000 | 06/22/2004 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2781/307 | 4/04/2025 | WD | Q | I | 01 | 370,000 |
| GRANTOR: TEJERA LORI HENDRY | | | | | | |
| GRANTEE: ARCHIE JAY E & NADI | | | | | | |
| 2379/0366 | 7/23/2020 | WD | Q | I | 02 | 245,000 |
| GRANTOR: CAYCE JOHN & JUDY | | | | | | |
| GRANTEE: TEJERA LORI HENDRY | | | | | | |

| 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 |
| 2700 MIZELL AV 707, FERNANDINA BEACH | | | | | | | | | | | | | | | | |
| BLD DATE | | | | | | | | | | | | | | | | |
| XF DATE | | | | | | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | | | | | | |
| LGL DATE | | | | | | | | | | | | | | | | |
| LAND DATE | | | | | | | | | | | | | | | | |
| AG DATE | | | | | | | | | | | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---------------------|--|
| | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |