LOT 20
NORTH POINTE PB 5/27

ROHLWING TODD ARNOLD & SUSAN JEAN
514 S THIRD ST
WEST DUNDEE, IL 60118

2025

00-00-31-1470-0020-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

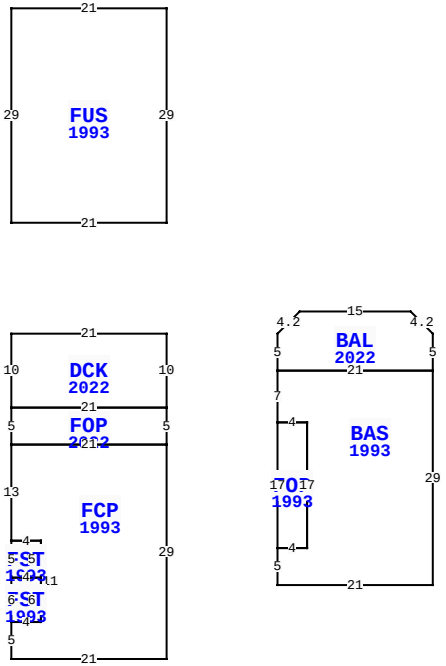
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	159	15	2022	24	4,805
BAS	541	100	1993	541	108,297
DCK	210	10	2022	21	4,204
FCP	565	25	1993	141	28,225
FOP	68	30	1993	20	4,004
FOP	105	30	2022	32	6,406
FST	20	55	1993	11	2,202
FST	24	55	1993	13	2,602
FUS	609	100	1993	609	121,909
TOTALS	2,301			1,412	282,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,412	226.1896	226.19	319,380	1983	2000	0	0	0	11.50	88.50

1 TOWNHOUSE – 0% - 2023 Heated Area: 1150 HX Base Yr



BLD DATE	03/25/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

925 TARPON AV 20, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	282,651
TOTAL MARKET OB/XF VALUE	2,809
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	460,460
SOH/AGL Deduction	32,721
ASSESSED VALUE	427,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,739
TOTAL JUST VALUE	460,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	388,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081804	REPAIR/RRF	2,015	12/10/2008
20052405	REMODEL	2,000	08/09/2005
20052246	REPAIR/RRF	2,000	07/18/2005
20012422	REMODEL	1,000	07/02/2004
19984087	REMODEL	8,505	07/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2538/0527	2/09/2022	WD	Q	I	01	432,200
GRANTOR: LEE MARTHA R &						
GRANTEE: ROHLWING TODD ARNOL						
2281/0813	6/12/2019	QC	U	I	11	100
GRANTOR: LEE MARTHA R						
GRANTEE: LEE MARTHA R & JAME						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2022] W21 S10 FOP=[YR=2022] S5 FCP=[YR=1993] S13 FST=[YR=1993] S5 FST=[YR=1993] S6 E4 N6 W4 $ E4 N5 W4 $ E4 S11 W4 S5 E21 N29 W21$ E21 N5 W21$ E21 N10$ PTR= E15 BAL=[YR=2022] U3 R3 E15 D3 R3 S5 BAS=[YR=1993] S29 W21 N5 FOP=[YR=1993] E4 N17 W4 S17$ E4 N17 W4 N7 E21$ W21 N5$ W15 $ PTR= N15 FUS=[YR=1993] N29 W21 S29 E21 $ S15 $.

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
1	0810	CONCRETE A	0	0	10	28	280.00	SF	6.50	6.50	100	1983	1983	3	38	692	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
3	1242	WD DECK A	0	0	5	21	105.00	SF	13.50	13.50	100	1983	1983	3	20	284	
4	1242	WD DECK A	0	0	3	4	12.00	SF	12.50	12.50	100	1983	1983	3	20	30	

LAND DESCRIPTION

TOTAL OB/XF 2,809

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	000100	C	RES	0	0006	R-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 12/09/2022 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS