

FERNANDINA BEACH PROPERTY HOLDINGS LLC
3450 OAKTON STREET
SKOKIE, IL 60076



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 0 NORM 50.00 50.00										VALUATION SUMMARY									
Exterior Wall 18 CEMENT BLOCK 100										7404 04 44,814 77.6150 129.03 5,782,350 1984 1984										VALUATION BY STANDARD									
Roof Structure 01 FLAT 100										1 NURS HOME - 0% - 0 Heated Area: 43827 HX Base Yr										Tax Group: 2 Tax Dist:									
Roof Cover 04 BUILT-UP 100										24 FOP 2011 116 25 24 FOP FST 1993 1243										BUILDING MARKET VALUE 2,891,175									
Interior Wall 05 DRYWALL 100										223										TOTAL MARKET OB/XF VALUE 108,796									
Interior Floor 05 ASPH TILE 100										172 61 92 92 148 32 114 23 12 15 10 55 23										TOTAL LAND VALUE - MARKET 771,000									
Ceiling 01 FIN.SUSPD 100										FOP 2011 17 8 11 11 14 20 14 36 10 438 10										TOTAL MARKET VALUE 3,770,971									
Air Condition 04 ROOF TOP 100										FOP 2011 17 8 11 11 14 20 14 36 10 438 10										SOH/AGL Deduction 0									
Heating Type 04 AIR DUCTED 100										FOP 2011 17 8 11 11 14 20 14 36 10 438 10										ASSESSED VALUE 3,770,971									
Fixtures 76 100										FOP 2011 17 8 11 11 14 20 14 36 10 438 10										TOTAL EXEMPTION VALUE 0									
Frame 03 MASONRY 100										FOP 2011 17 8 11 11 14 20 14 36 10 438 10										BASE TAXABLE VALUE 3,770,971									
Story Height 10 100										FOP 2011 17 8 11 11 14 20 14 36 10 438 10										TOTAL JUST VALUE 3,770,971									
RMS 66 100										FOP 2011 17 8 11 11 14 20 14 36 10 438 10										NCON VALUE 0									
Stories 1. 100										FOP 2011 17 8 11 11 14 20 14 36 10 438 10										INCOME VALUE									
Units 0 100										FOP 2011 17 8 11 11 14 20 14 36 10 438 10										PREVIOUS YEAR MKT VALUE 3,777,145									
BUD8 Adjustme 02 DIST FB 100										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
Occupancy 00 NONE 100										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
Quality 03 Quality Level 03										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
DOR CODE 0600 RETIREMENT HOMES										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
MAP NUM MKT AREA 01										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
NEIGHBORHOOD/LOC 1010.00										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
AOF 732 100 1993 732 47,225										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
AOF 63 100 2011 63 4,065										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
BAS 41,703 100 1993 41,703 2,690,469										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
FOP 49 30 1993 15 968										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
FOP 480 30 1993 144 9,290										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
FOP 20 30 2011 6 387										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
FOP 28 30 2011 8 516										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
FOP 32 30 2011 10 645										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
FST 288 50 1993 144 9,290										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
FST 63 50 2011 32 2,065										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
TOTALS 54,111 44,814 2,891,175										FOP 2011 17 8 11 11 14 20 14 36 10 438 10																			
EXTRA FEATURES										1625 LIME ST, FERNANDINA BEACH																			
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										BLD DATE 07/11/2018 XF DATE 07/11/2018 INC DATE K K LGL DATE LAND DATE AG DATE																			
1 0381 COOLER 0 0 0 0 88.00 SF 82.50 82.50 100 1984 1984 3 20 1,452										2 0381 COOLER 0 0 0 0 88.00 SF 82.50 82.50 100 1984 1984 3 20 1,452																			
3 0965 SPRNK FIRE 0 0 0 0 260.00 UT 240.00 240.00 100 1984 1984 3 60 37,440										4 0803 ASPHALT C 0 0 0 0 27,774.00 SF 2.00 2.00 100 1984 1984 3 50 27,774																			
5 0812 CONCRETE C 0 0 0 0 2,667.00 SF 4.00 4.00 100 1984 1984 3 41 4,374										6 0971 ST LGHT OV 0 0 0 0 5.00 UT 1,555.00 1,555.00 100 1984 1984 3 21 1,633																			
7 0400 CONC CURB 0 0 0 0 1,272.00 LF 15.00 15.00 100 1984 1984 3 54 10,303										8 0940 SHEDS/PORT 0 0 12 10 120.00 SF 30.00 30.00 100 2000 2000 3 20 720																			
9 0510 GARAGE WD- 0 0 0 0 300.00 SF 35.00 35.00 100 2000 2000 3 27 2,835										10 0351 CARPORT MT 0 0 20 20 400.00 SF 10.00 10.00 100 2000 2000 3 20 800																			
LAND DESCRIPTION										TOTAL OB/XF 88,783																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000600 C RETIREMENT 0 0006 R-1 0.00 0.00 7.71 AC 1.00 1.00 1.00 100,000.00 100,000.00 771,000																													

FERNANDINA BEACH PROPERTY HOLDINGS LLC
3450 OAKTON STREET
SKOKIE, IL 60076

00-00-31-1600-0170-0010

[illegible]

FERNANDINA BEACH PROPERTY HOLDINGS LLC
3450 OAKTON STREET
SKOKIE, IL 60076

00-00-31-1600-0170-0010

REVIEW DATE	06/05/2024	BY	KBA	Total Acres: 7.71	Total Land Value: 771,000	Market: 0	Agricultural: 0	Common: 771,000	PRINTED 07/30/2025 BY SYS
-------------	------------	----	-----	-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------

FERNANDINA BEACH PROPERTY HOLDINGS LLC
3450 OAKTON STREET
SKOKIE, IL 60076

00-00-31-1600-0170-0010

REVIEW DATE	06/05/2024	BY	KBA	Total Acres: 7.71	Total Land Value: 771,000	Market: 0	Agricultural: 0	Common: 771,000	PRINTED 07/30/2025 BY SYS
-------------	------------	----	-----	-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------