

LOT 6
PRESERVE @ SUMMER BEACH #1A
PB 6/399

ORTIZ ROBERT & MORSE CAROL JOINT TRUST/ORTIZ ROBER
308 HAPP RD APT 406
NORTHFIELD, IL 60093

2025

00-SB-30-1671-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 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	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality 04 Quality Level 04
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 3021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	306	100	2005	306	64,029
BAS	1,895	100	2005	1,895	396,519
DCK	156	10	2005	16	3,348
FGR	462	55	2005	254	53,148
FOP	50	30	2005	15	3,139
FOP	527	30	2005	158	33,061
FUS	838	100	2005	838	175,347

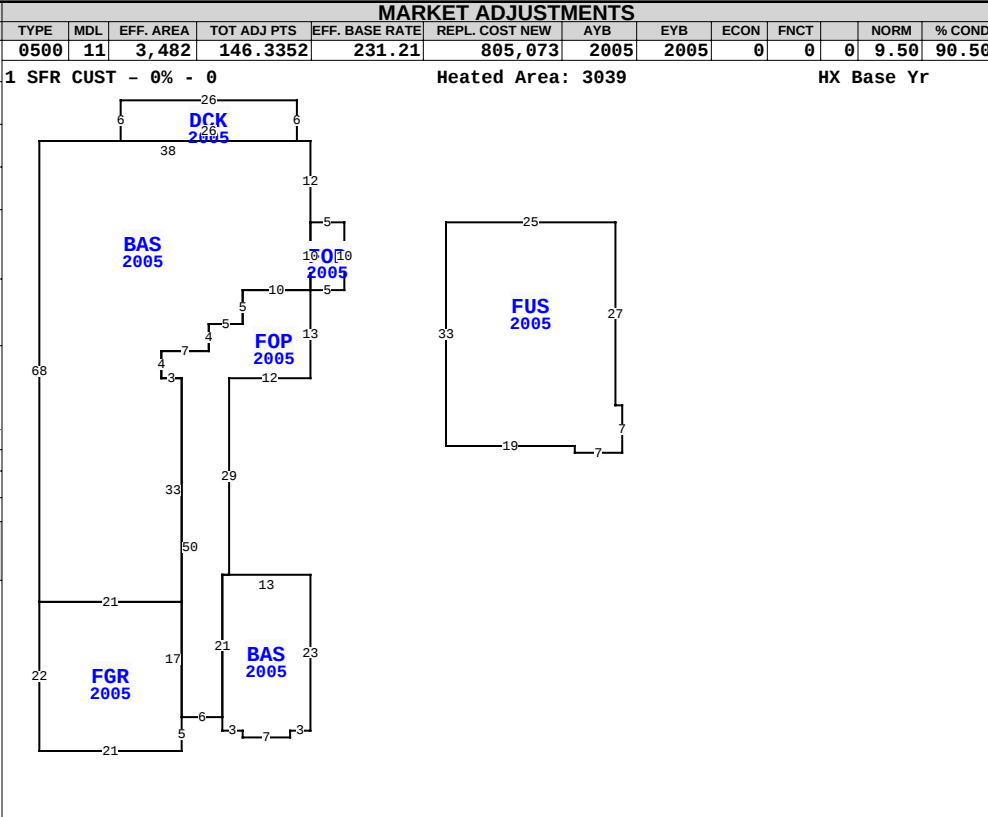
TOTALS	4,234			3,482	728,591
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	610.00	SF	5.20	5.20	100	2005	2005	3	84	2,664	
3	0855	CONC PAVER	0	0	0	0	54.00	SF	10.00	10.00	100	2005	2005	3	84	454	
4	1126	CB/STC 8"	0	0	0	0	336.00	SF	8.00	8.00	100	2005	2005	3	84	2,258	
5	0462	ST/AL FNC	0	0	0	0	113.00	SF	10.00	10.00	100	2005	2005	3	36	407	
6	0911	SCRN RM A	0	0	0	0	488.00	SF	17.50	17.50	100	2009	2009	3	35	2,989	

LAND DESCRIPTION			TOTAL OB/XF 11,852														
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
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.05	135,000.00	141,750.00	141,750

REVIEW DATE 08/19/2019 BY DJA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF 11,852																
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1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.05	135,000.00	141,750.00

Total Acres: 0.00 Total Land Value: 141,750 Market: 0 Agricultural: 0 Common: 141,750

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		728,591
TOTAL MARKET OB/XF VALUE		11,852
TOTAL LAND VALUE - MARKET		141,750
TOTAL MARKET VALUE		882,193
SOH/AGL Deduction		140,543
ASSESSED VALUE		741,650
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		741,650
TOTAL JUST VALUE		882,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		849,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17743	ADDITION	3,000	10/31/2006
R07069	REPAIR/RRF	18,000	02/01/2005
E0413985	ELEC OTHER	2,000	12/01/2004
B0414111	NEW CONSTR	218,232	11/01/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
2800/679	7/11/2025	WD Q	I 01
GRANTOR: MCCOLLUM ROGER LEE & GRANTEE: ORTIZ ROBERT & MORS			
1921/1435	6/02/2014	WD Q	I 01
GRANTOR: MASHBURN KAREN D TRUS GRANTEE: MCCOLLUM ROGER LEE			

SALE PRICE	1,026,000
BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2005] W5 BAS=[YR=2005] N12 W2 DCK=[YR=2005] N6 W26 S6 E26 \$ W38 S68 FGR=[YR=2005] S22 E21 N5 FOP=[YR=2005] E6 BAS=[YR=2005] S2 E3 S1 E7 N1 E3 N23 W13 S21 \$ N21 E1 N29 E12 N13 W10 S5 W5 S4 W7 S4 E3 S50 \$ N17 W21 \$ E21 N33 W3 N4 E7 N4 E5 N5 E10 N10 \$ S10 E5 N10 \$ PTR= E15 FUS=[YR=2005] E25 S27 E1 S7 W7 N1 W19 N33 \$ W15 \$.	

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1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.05	135,000.00	141,750.00

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