LOT 32
IN OR 685 PG 1635
SEASIDE PRIVACY HOMES AT

NYHAN YUKIKO SAKATA TRUST/NYHAN YUKIKO SAKATA TRUS
4613 NORTH WINCHESTER
CHICAGO, IL 60640

**2025**

**00-SB-30-1920-0032-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

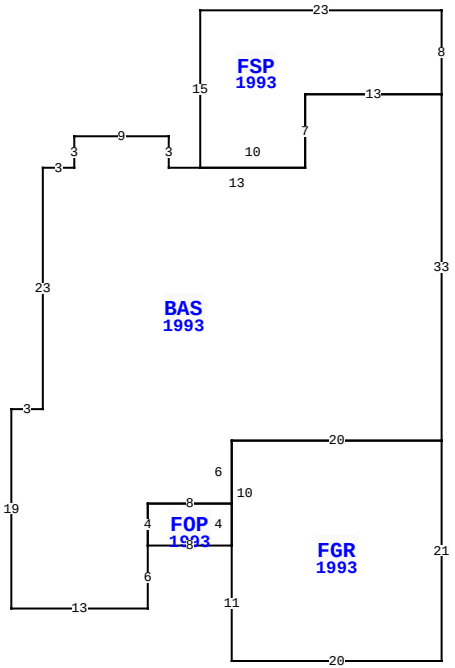
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3020.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,371 | 100 | 1993 | 1,371 | 273,388 |
| FGR | 420 | 55 | 1993 | 231 | 46,064 |
| FOP | 32 | 30 | 1993 | 10 | 1,994 |
| FSP | 254 | 40 | 1993 | 102 | 20,339 |
| TOTALS | 2,077 | | | 1,714 | 341,785 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 1,714 | 153.9120 | 243.18 | 416,811 | 1988 | 1988 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SFR CUST – 0% - 0 Heated Area: 1371 HX Base Yr




1825 SEASIDE LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/25/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 341,785 |
| TOTAL MARKET OB/XF VALUE | 3,400 |
| TOTAL LAND VALUE - MARKET | 400,000 |
| TOTAL MARKET VALUE | 745,185 |
| SOH/AGL Deduction | 231,673 |
| ASSESSED VALUE | 513,512 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 513,512 |
| TOTAL JUST VALUE | 745,185 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 667,632 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2742 | H/AC | 2,200 | 09/29/1988 |
| 5406 | NEW CONSTR | 2,875 | 09/29/1988 |
| 5102 | NEW CONSTR | 45,090 | 08/15/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0685/1635 | 8/02/1993 | WD | Q | I | 01 | 100 |
| GRANTOR: SAKATA TOSHI | | | | | | |
| GRANTEE: NYHAN YUKIKO SAKATA | | | | | | |
| 0560/0385 | 1/04/1989 | WD | Q | I | | 137,900 |
| GRANTOR: NASSAU BEACH DEVELOP | | | | | | |
| GRANTEE: SAKATA MITSUO & T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=1993] N8 W23 S15 E10 N7 E13$ BAS=[YR=1993] W13 S7 W13N3W9S3W3S23 W3 S19 E13 N6 FOP=[YR=1993] E8 FGR=[YR=1993] S11 E20 N21 W20 S10$ N4 W8 S4$ N4 E8 N6 E20 N33$.

## 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 | 0811 | CONCRETE B | 0 | 0 | 45 | 16 | 720.00 | SF | 5.20 | 5.20 | 100 | 1988 | 1988 | 3 | 52 | 1,947 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 21 | 3 | 63.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 52 | 213 | |
| 3 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1988 | 1988 | 3 | 62 | 1,240 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,400

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 400,000.00 | 400,000.00 | 400,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS