

LOT 70
IN OR 1984/471
MARSH CREEK VLG 1-A PB 4/22A

MCCUE HOWARD M III & JUDITH W
2247 ORRINGTON AVENUE
EVANSTON, IL 60201

2025

01-6N-29-131A-0070-0000



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	PAGE 1 of 1 5																
Exterior Wall	12	CEDAR 100	0500	01	3,415	105.8000	167.16	570,851	1981	1995	0	0	0	14.50	85.50	VALUATION BY STANDARD															
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 2772 HX Base Yr															
Roof Cover	03	COMP SHNGL 100														Tax Group: 5 Tax Dist:															
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 488,078															
Interior Floor	14	CARPET 60														TOTAL MARKET OB/XF VALUE 17,112															
Interior Floor	12	HARDWOOD 40														TOTAL LAND VALUE - MARKET 450,000															
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 955,190															
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 220,888															
Bedrooms	4	100														ASSESSED VALUE 734,302															
Bathrooms	3.5	100														TOTAL EXEMPTION VALUE 0															
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 734,302															
Stories	2.	100														TOTAL JUST VALUE 955,190															
Units	0	100	NCON VALUE 0																												
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE																												
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 933,591																												
Quality 03 Quality Level 03																															
DOR CODE 0100 SINGLE FAMILY																															
MAP NUM MKT AREA 10																															
NEIGHBORHOOD/LOC 10001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,494	100	1993	1,494	213,525																										
FEP	270	80	2018	216	30,871																										
FGR	484	55	1993	266	38,018																										
FOP	78	30	1993	23	3,287																										
FSP	108	40	1993	43	6,146																										
FSP	123	40	2009	49	7,003																										
FUS	1,278	100	1993	1,278	182,654																										
UOP	72	20	1993	14	2,001																										
UOP	160	20	1993	32	4,573																										
TOTALS	4,067			3,415	488,078																										
EXTRA FEATURES						12 BELTED KINGFISHER, 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														
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	46.5	930															
2	0940	SHEDS/PORT	0	0	0	0	40.00	SF	30.00	30.00	100	1984	1984	3	20	240															
3	1076	TRELLIS A	0	0	0	0	40.00	SF	7.50	7.50	100	1981	1981	3	20	60															
4	0855	CONC PAVER	0	0	0	0	322.00	SF	7.00	7.00	100	1998	1998	3	73	1,645															
5	0855	CONC PAVER	0	0	0	0	1,644.00	SF	7.00	7.00	100	1998	1998	3	73	8,401															
6	0858	SCULP CONC	0	0	0	0	516.00	SF	13.00	13.00	100	1992	1992	3	87	5,836															
TOTAL OB/XF 17,112																															
LAND DESCRIPTION																															
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000														
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS																															