

UNIT 2362
OR 434/589
COURTSIDE VILLAGE 2 OR 482/734

2362 ISLAND MANAGEMENT LLC
515 N MAIN STREET #3CS
GLEN ELLYN, IL 60137

2025

01-6N-29-V28B-2362-0000


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		
Floor		1	100	8328022		1,460				1984	1984	100	100	0			
Recreation	POOL	POOL 100		1 CONDO - 0% - 0													
Location	END	END 100		HX Base Yr													
View	AVERAGE	AVERAGE 100															
Balcony	FOP-3	FOP-3 100															
Parking	OPEN	OPEN 100															
Bedrooms		2	100														
Bathrooms		2	100														
Oth Rooms		2	100														
Quality 03 Quality Level 03																	
DOR CODE 0400 CONDOMINIUM																	
MAP NUM				MKT AREA		10											
NEIGHBORHOOD/LOC				10012.00													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												
TOTALS	1,460			1,460													

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		469,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		469,000
SOH/AGL Deduction		101,803
ASSESSED VALUE		367,197
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		367,197
TOTAL JUST VALUE		469,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005995	REMODEL	18,745	07/30/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2214/1656	7/27/2018	WD	U	I	30	81,900
GRANTOR: MARTORANO VINCENT A &						
GRANTEE: 2362 ISLAND MANAGEM						
2154/0410	10/26/2017	WD	Q	I	01	150,000
GRANTOR: OLIVER TERRI L						
GRANTEE: MARTORANO VINCENT A						

EXTRA FEATURES															BLD DATE			LGL DATE														
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	XF DATE	LAND DATE	AG DATE													
2362 BOXWOOD LN, FERNANDINA BEACH																																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV