LOT 72
PT OR 1916/121
DEEP CREEK PLANTATION PB 7/239

THAKKAR SANJAY & JENIS/
741 LINDSEY LN
BOLINGBROOK, IL 60440

2025

23-1N-23-034D-0072-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

15364 BULLOCK BLUFF RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	127,500
SOH/AGL Deduction	52,249
ASSESSED VALUE	75,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,251
TOTAL JUST VALUE	127,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1916/0121	4/16/2014	WD	Q	V	01	79,800
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: THAKKAR SANJAY & JE						
1893/0699	12/12/2013	SW	U	V	12	1,100,000
GRANTOR: FLORIDA BANK						
GRANTEE: FLORIDA DEEP CREEK						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	7.49	AC		1.00	1.00	1.00	14,000.00	14,000.00	104,860							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	2.83	AC		1.00	1.00	1.00	8,000.00	8,000.00	22,640							

REVIEW DATE 05/01/2025 BY MLU Total Acres: 10.32 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS