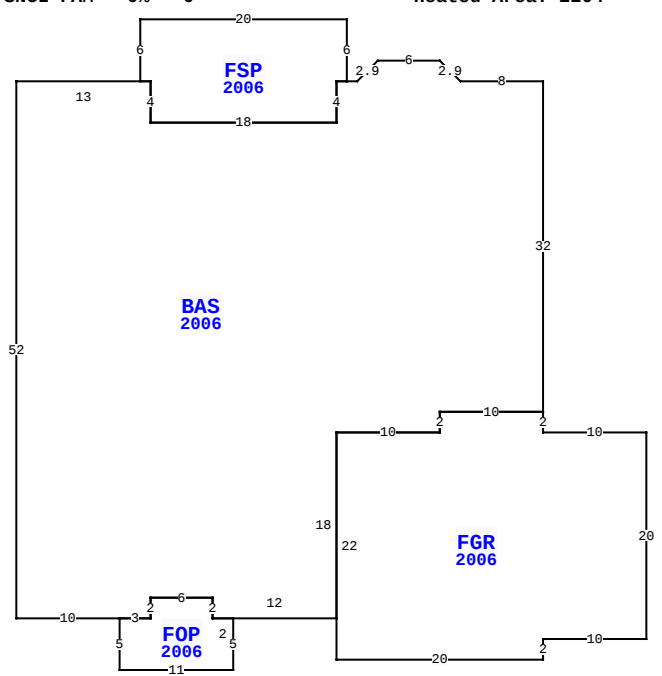


MICHALAK ROBERT & MARIA
708 W NICHOLS RD
ARLINGTON HEIGHTS, IL 60004

25-2N-28-0551-0008-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
Exterior Wall		20	FACE BRICK 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY																
Roof Structur		03	GABLE/HIP 100		0900		01	2,664	102.7200	135.59	361,212	2006	2006	0	0	13.50	86.50	STANDARD																
Roof Cover		03	COMP SHNGL 100		1 SNGL FAM - 0% - 0										Heated Area: 2204										HX Base Yr									
Interior Wall		05	DRYWALL 100																															
Interior Floo		14	CARPET 70																															
Interior Floo		08	SHT VINYL 30																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units		00	0 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												04																			
NEIGHBORHOOD/LOC		4041.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,204	100	2006	2,204	258,497																													
FGR	660	55	2006	363	42,574																													
FOP	67	30	2006	20	2,346																													
FSP	192	40	2006	77	9,031																													
TOTALS		3,123			2,664	312,448																												
EXTRA FEATURES										32138 GRAND PARKE BLVD, FERNANDINA BEACH										BLD DATE 02/01/2007 PH 02/01/2007 LGL DATE 04/23/2025 MLU														
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	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2006	2006	3	86	352																		
2	0810	CONCRETE A	0	0	0	0	1,130.00	SF	6.50	6.50	100	2006	2006	3	86	6,317																		
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115																		
4	0855	CONC PAVER	0	0	6	12	72.00	SF	10.00	10.00	100	2006	2006	3	86	619																		
5	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	100	2006	2006	3	66	1,267																		
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	66	198																		
LAND DESCRIPTION																		TOTAL OB/XF 11,868																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	85,000.00	85,000.00	85,000																	
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																		