PT SE1/4 OF NW1/4
SEC 26-4N-25E IN OR 2643/1587
(EX PT IN OR 605/1182, OR 1675/1

WHITE OAK CONSERVATION HOLDINGS LLC
227 WEST MONROE STREET STE 500
CHICAGO, IL 60606

2025

26-4N-25-0000-0007-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		1 100
Quality	04	Quality Level 04

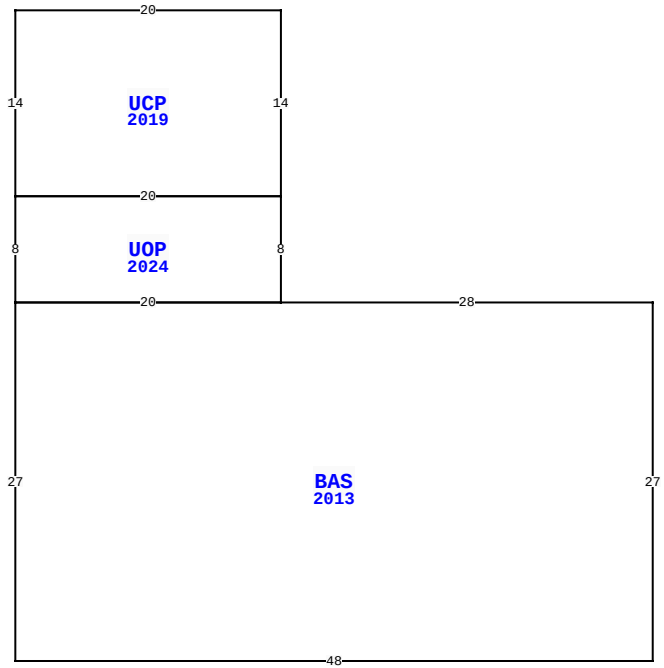
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2013	1,296	93,936
UCP	280	20	2019	56	4,059
UOP	160	25	2024	40	2,900
TOTALS	1,736			1,392	100,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,392	125.4000	106.59	148,373	2012	2012	0	0	0	32.00	68.00

2 M/H 94+ – 0% - 2024 Heated Area: 1296 HX Base Yr



58025 BAMBI LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	100,894
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	189,345
TOTAL MARKET VALUE	290,239
SOH/AGL Deduction	18,536
ASSESSED VALUE	271,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,703
TOTAL JUST VALUE	290,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125445	CO ISSUED	0	11/14/2012
P1216195	NEW CONSTR	0	10/01/2012
MH125445	MH MOVE-ON	0	10/01/2012
M1217714	H/AC	0	10/01/2012
MH5422	CO ISSUED	0	08/07/2012
C5266	CO ISSUED	0	04/22/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/1587	5/26/2023	SW	Q	I	03	440,000
GRANTOR: SEAGRAVES MARY JEAN						
GRANTEE: WHITE OAK CONSERVAT						
2326/1067	12/02/2019	MS	U	I	11	100
GRANTOR: SEAGRAVES MARY JEAN L						
GRANTEE: SEAGRAVES MARY JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=-2,3] W28 W20 S27 E48 N27 $
UCP=[YR=2019;ORIG=-50,-19] S14 E20 N14 W20 $
UOP=[YR=2024;ORIG=-50,-5] E20 S8 W20 N8 $
.

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		OR			9.71	AC		1.00	1.00	1.00	19,500.00	19,500.00	189,345							

REVIEW DATE 12/28/2023 BY KW Total Acres: 9.71 Total Land Value: 189,345 Market: 0 Agricultural: 0 Common: 189,345 PRINTED 07/30/2025 BY SYS