

PT OF NW1/4 OF SEC 29-2N-25E  
IN OR 1894/696 (EX DOT R/W  
IN OR 888/375 & EX UTIL ESMT

THE WELLS LAND GROUP LLC/  
C/O REAL ESTATE DEPARTMENT, WALGREENS STORE # 9786  
DEERFIELD, IL 60015

2025

29-2N-25-0000-0040-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structur            | 09 | RIDGE FRME 100 |
| Roof Cover               | 04 | BUILT-UP 100   |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 03 | CONC FINSH 70  |
| Interior Floo            | 14 | CARPET 30      |
| Ceiling                  | 01 | FIN.SUSPD 100  |
| Air Condition            | 04 | ROOF TOP 100   |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 | 13 | 100            |
| Frame                    | 03 | MASONRY 100    |
| Story Height             |    | 18 100         |
| RMS                      |    | 5 100          |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

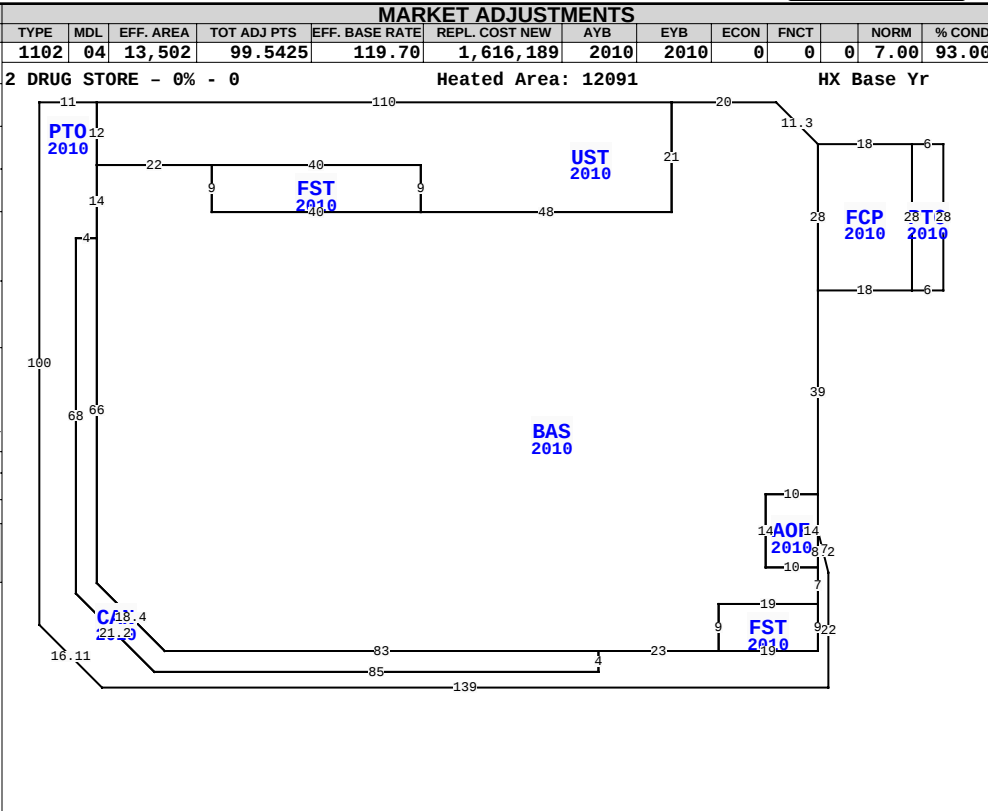
|                  |          |                  |
|------------------|----------|------------------|
| Quality          | 03       | Quality Level 03 |
| DOR CODE         | 1100     | STORES, 1 STORY  |
| MAP NUM          |          | MKT AREA 07      |
| NEIGHBORHOOD/LOC | 1290.100 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| AOF       | 140              | 100         | 2010 | 140          | 15,585               |
| BAS       | 11,951           | 100         | 2010 | 11,951       | 1,330,398            |
| CAN       | 688              | 30          | 2010 | 206          | 22,932               |
| FCP       | 504              | 30          | 2010 | 151          | 16,810               |
| FST       | 171              | 50          | 2010 | 86           | 9,573                |
| FST       | 360              | 50          | 2010 | 180          | 20,038               |
| PTO       | 168              | 5           | 2010 | 8            | 891                  |
| PTO       | 1,575            | 5           | 2010 | 79           | 8,794                |
| UST       | 1,752            | 40          | 2010 | 701          | 78,036               |

|        |        |  |  |        |           |
|--------|--------|--|--|--------|-----------|
| TOTALS | 17,309 |  |  | 13,502 | 1,503,056 |
|--------|--------|--|--|--------|-----------|

| EXTRA FEATURES |            |             |     |     |    |    |           |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|-----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS     | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0803       | ASPHALT C   | 0   | 0   | 0  | 0  | 35,701.00 | SF | 2.00     | 2.00           |       |
| 2              | 0400       | CONC CURB   | 0   | 0   | 0  | 0  | 1,114.00  | LF | 15.00    | 15.00          |       |
| 3              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 408.00    | SF | 6.50     | 6.50           |       |
| 4              | 0810       | CONCRETE A  | 0   | 0   | 41 | 5  | 205.00    | SF | 6.50     | 6.50           |       |
| 5              | 0810       | CONCRETE A  | 0   | 0   | 10 | 10 | 100.00    | SF | 6.50     | 6.50           |       |
| 6              | 0810       | CONCRETE A  | 0   | 0   | 8  | 8  | 64.00     | SF | 6.50     | 6.50           |       |
| 7              | 1123       | CB 8"       | 0   | 0   | 0  | 0  | 337.00    | SF | 6.15     | 6.15           |       |
| 8              | 4950       | BOLLARD     | 0   | 0   | 0  | 0  | 23.00     | UT | 100.00   | 100.00         |       |
| 9              | 0855       | CONC PAVER  | 0   | 0   | 10 | 3  | 30.00     | SF | 10.00    | 10.00          |       |
| 10             | 0090       | AUTO DOOR   | 0   | 0   | 0  | 0  | 2.00      | UT | 2,500.00 | 2,500.00       |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 001100   | C   | STORE 1FLR           | 0   | 0004 | CH       | 0.00  | 0.00  | 70,893.00   | SF        |       |
| 2                | 009602   | C   | RETENTION PO         | 0   |      | CH       | 0.00  | 0.00  | 0.55        | AC        |       |



|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 02/17/2022 | KK | LGL DATE  |            |
| XF DATE  | 02/17/2022 | KK | LAND DATE | 11/18/2024 |
| INC DATE |            |    | AG DATE   | DC         |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |       |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| 72,217      |          |     |                      |     |      |          |       |       |             |           |       |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1           | 001100   | C   | STORE 1FLR           | 0   | 0004 | CH       | 0.00  | 0.00  | 70,893.00   | SF        |       |
| 2           | 009602   | C   | RETENTION PO         | 0   |      | CH       | 0.00  | 0.00  | 0.55        | AC        |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |       |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| 72,217      |          |     |                      |     |      |          |       |       |             |           |       |
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| NASSAU COUNTY PROPERTY    |            |  | PAGE 1 of 3 | 1 |
|---------------------------|------------|--|-------------|---|
| VALUATION SUMMARY         |            |  |             |   |
| VALUATION BY              | DIRECT_CAP |  |             |   |
| Tax Group: 1              | Tax Dist:  |  |             |   |
| BUILDING MARKET VALUE     | 2,848,730  |  |             |   |
| TOTAL MARKET OB/XF VALUE  | 0          |  |             |   |
| TOTAL LAND VALUE - MARKET | 0          |  |             |   |
| TOTAL MARKET VALUE        | 2,848,730  |  |             |   |
| SOH/AGL Deduction         | 356,756    |  |             |   |
| ASSESSED VALUE            | 2,491,974  |  |             |   |
| TOTAL EXEMPTION VALUE     | 0          |  |             |   |
| BASE TAXABLE VALUE        | 2,491,974  |  |             |   |
| TOTAL JUST VALUE          | 2,848,730  |  |             |   |
| NCON VALUE                | 0          |  |             |   |
| INCOME VALUE              | 2,848,730  |  |             |   |
| PREVIOUS YEAR MKT VALUE   | 2,590,000  |  |             |   |

| WALGREEN PHARMACY |             |        |            |
|-------------------|-------------|--------|------------|
| PERMIT NUM        | DESCRIPTION | AMT    | ISSUED     |
| B21307            | DEMOLITION  | 24,000 | 04/01/2008 |
| E2561             | CHNGE SRVC  | 0      | 01/22/2003 |
| 2278              | REMODEL     | 15,000 | 06/19/2000 |
| 2246              | NEW CONSTR  | 500    | 10/10/1988 |
| 2208              | NEW CONSTR  | 42,700 | 06/08/1988 |
| 2205              | NEW CONSTR  | 5,000  | 06/03/1988 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1894/0696                      | 2/13/2013 | SW        | U   | I   | 11     |
| GRANTOR: DAVIES REBECCA SUE KR |           |           |     |     |        |
| GRANTEE: THE WELLS LAND GROU   |           |           |     |     |        |
| 1894/0685                      | 2/13/2013 | TD        | U   | I   | 11     |
| GRANTOR: MACMILLAN DONNA ELIZA |           |           |     |     |        |
| GRANTEE: DAVIES REBECCA SUE    |           |           |     |     |        |

| BUILDING NOTES                                                                                               |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2010;ORIG=-24,0] U8L8 W20 S21 W48 W40 N9 W22 S14 S66 D13R13 E83 E23 N9 E19 N7 W10 N14 E10 N39 N28 \$ |  |  |  |  |  |  |  |  |  |  |  |
| UST=[YR=2010;ORIG=-52,-8] W110 S12 E22 E40 S9 E48 N21 \$                                                     |  |  |  |  |  |  |  |  |  |  |  |
| PTO=[YR=2010;ORIG=-162,-8] W11 S100 D12R12 E139 N22 U8L2 S7 S7 S9 W19 W23 S4 W85 U15L15 N68 E4 N14 N12 \$    |  |  |  |  |  |  |  |  |  |  |  |
| CAN=[YR=2010;ORIG=-66,97] W83 U13L13 N66 W4 S68 D15R15 E85 N4 \$                                             |  |  |  |  |  |  |  |  |  |  |  |
| FCP=[YR=2010;ORIG=-6,0] W18 S28 E18 N28 \$                                                                   |  |  |  |  |  |  |  |  |  |  |  |
| FST=[YR=2010;ORIG=-140,4] S9 E40 N9 W40 \$                                                                   |  |  |  |  |  |  |  |  |  |  |  |
| FST=[YR=2010;ORIG=-43,97] E19 N9 W19 S9 \$                                                                   |  |  |  |  |  |  |  |  |  |  |  |
| PTO=[YR=2010;ORIG=0,0] W6 S28 E6 N28 \$                                                                      |  |  |  |  |  |  |  |  |  |  |  |
| AOF=[YR=2010;ORIG=-24,81] N14 W10 S14 E10 \$                                                                 |  |  |  |  |  |  |  |  |  |  |  |

[illegible]

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