

PT OF LOTS 170, 171, 172, 173,
200, 201, 202 & 203
IN OR 2295/1035

FERNANDINA BEACH PROPERTY HOLDINGS LLC
3450 OAKTON STREET
SKOKIE, IL 60076

2026

00-00-31-1600-0170-0010



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	PAGE 1 of 4 2														
Exterior Wall	18	CEMENT BRK 100	7404	04	44,814	77.6150	137.57	6,165,062	1984	1984	0	0	0	50.00	50.00	VALUATION BY STANDARD													
Roof Structur	01	FLAT 100	1 NURS HOME 0% - 0 Heated Area: 43827 HX Base Yr													Tax Group: 2			Tax Dist:										
Roof Cover	04	BUILT-UP 100														BUILDING MARKET VALUE			3,082,531										
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE			107,077										
Interior Floo	05	ASPH TILE 100														TOTAL LAND VALUE - MARKET			1,679,140										
Ceiling	01	FIN.SUSPD 100														TOTAL MARKET VALUE			4,868,748										
Air Condition	04	ROOF TOP 100														SOH/AGL Deduction			720,680										
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE			4,148,068										
Fixtures	76	100														TOTAL EXEMPTION VALUE			0										
Frame	03	MASONRY 100														BASE TAXABLE VALUE			4,148,068										
Story Height	10	100														TOTAL JUST VALUE			4,868,748										
RMS	66	100														NCON VALUE			0										
Stories	1.	1. 100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE			3,770,971																							
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality			03 Quality Level 03																										
DOR CODE			0600 RETIREMENT HOMES																										
MAP NUM			MKT AREA			01																							
NEIGHBORHOOD/LOC			1010.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	732	100	1993	732	50,351																								
AOF	63	100	2011	63	4,334																								
BAS	41,703	100	1993	41,703	2,868,541																								
FOP	49	30	1993	15	1,032																								
FOP	480	30	1993	144	9,905																								
FOP	20	30	2011	6	413																								
FOP	28	30	2011	8	551																								
FOP	32	30	2011	10	688																								
FST	288	50	1993	144	9,905																								
FST	63	50	2011	32	2,201																								
TOTALS			54,111			44,814			2,082,531																				
EXTRA FEATURES						** This building has 14 Sub-Areas																							
1625 LIME ST, FERNANDINA BEACH																													
BLD DATE						07/11/2018						KK						LGL DATE											
XF DATE																		05/08/2026						DC					
INC DATE																		AG 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												
1	0381	COOLER	0	0	0	0	88.00	SF	82.50	82.50	100	1984	1984	3	20	1,452													
2	0381	COOLER	0	0	0	0	88.00	SF	82.50	82.50	100	1984	1984	3	20	1,452													
3	0965	SPRINK FIRE	0	0	0	0	260.00	UT	240.00	240.00	100	1984	1984	3	60	37,440													
4	0803	ASPHALT C	0	0	0	0	27,774.00	SF	2.00	2.00	100	1984	1984	3	50	27,774													
5	0812	CONCRETE C	0	0	0	0	2,667.00	SF	4.00	4.00	100	1984	1984	3	38	4,054													
6	0971	ST LGHT OV	0	0	0	0	5.00	UT	1,555.00	1,555.00	100	1984	1984	3	20	1,555													
7	0400	CONC CURB	0	0	0	0	1,272.00	LF	15.00	15.00	100	1984	1984	3	51.5	9,826													
8	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720													
9	0510	GARAGE WD-	0	0	0	0	300.00	SF	35.00	35.00	100	2000	2000	3	26	2,730													
10	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800													
TOTAL OB/XF																	87,803												
LAND DESCRIPTION																													
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											
1	000600	C	RETIREMENT	0	0006	R-1	0.00	0.00	335,828.00	SF		1.00	1.00	1.00	5.00	5.00	1,679,140												
REVIEW DATE 06/05/2024 BY KBA																													
Total Acres: 7.71 Total Land Value: 1,679,140 Market: 0 Agricultural: 0 Common: 1,679,140 PRINTED 07/09/2026 BY SYS																													

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