LOT 30
PARKVIEW II PB 7/312

**KOO STEVE T & HANNAH**
2137 HIDDEN VALLEY DR
NAPERVILLE, IL 60565

# 2026

00-00-31-163W-0030-0000

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

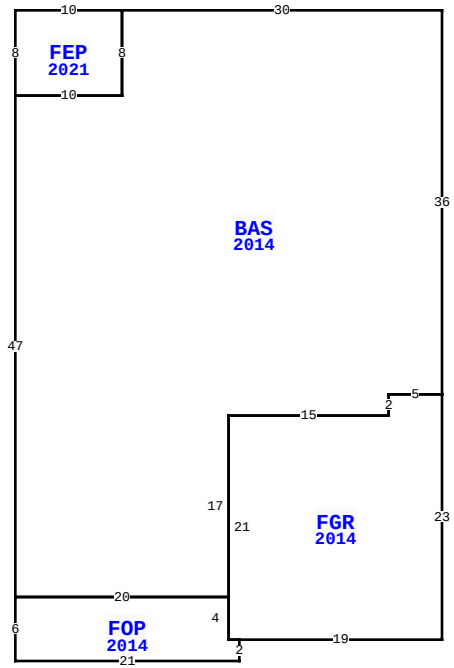
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1027.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,770 | 100 | 2014 | 1,770 | 277,345 |
| FEP | 80 | 80 | 2021 | 64 | 10,028 |
| FGR | 430 | 55 | 2014 | 236 | 36,979 |
| FOP | 122 | 30 | 2014 | 37 | 5,797 |
| TOTALS | 2,402 | | | 2,107 | 330,150 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,107 | 118.8495 | 165.20 | 348,076 | 2014 | 2014 | 0 | 0 | 0 | 5.15 | 94.85 |

1 SNGL FAM 0% - 2026 Heated Area: 1770 HX Base Yr




1602 INDIGO ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 330,150 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 205,000 |
| TOTAL MARKET VALUE | 535,150 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 535,150 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 535,150 |
| TOTAL JUST VALUE | 535,150 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 518,515 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200150 | REMODEL | 10,000 | 03/27/2020 |
| 20132787 | H/AC | 3,567 | 12/10/2013 |
| 20131993 | NEW CONSTR | 0 | 08/26/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2863/0401 | 4/23/2026 | WD | Q | I | 01 | 565,000 |
| GRANTOR: HERTERICH KATHRYN JO | | | | | | |
| GRANTEE: KOO STEVE T & HANNA | | | | | | |
| 2038/0403 | 4/05/2016 | WD | Q | I | 01 | 262,000 |
| GRANTOR: THOMPSON PATRICK J | | | | | | |
| GRANTEE: VOGKAS NIKOLAOS TRY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W30 FEP=[YR=2021] W10 S8 E10 N8$ S8 W10 S47
FOP=[YR=2014] S6 E21 N2 FGR=[YR=2014] E19 N23 W5 S2 W15 S21
E1$ W1 N4 W20$ E20 N17 E15 N2 E5 N36$.

## 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 | 0003 | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 205,000.00 | 205,000.00 | 205,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS