LOT 8
FLORA PARKE #3 PB 6/402

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

**2026**

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

## BUILDING CHARACTERISTICS

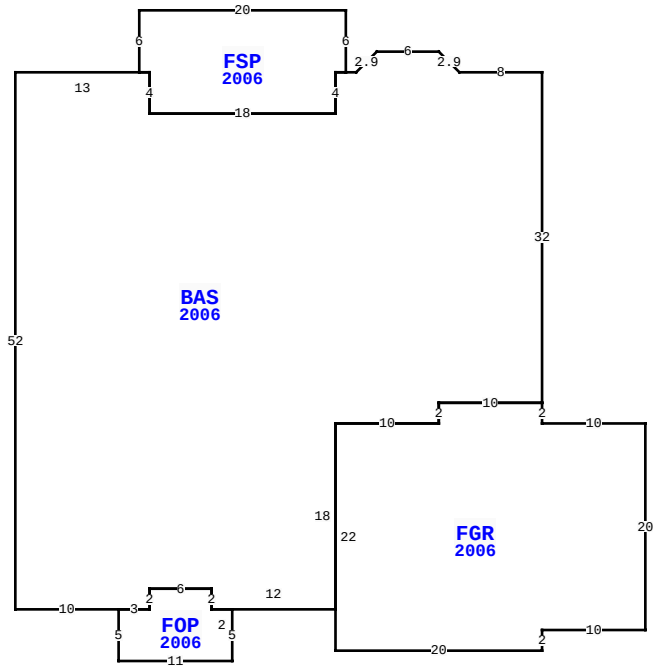
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 242,856 |
| FGR | 660 | 55 | 2006 | 363 | 39,999 |
| FOP | 67 | 30 | 2006 | 20 | 2,204 |
| FSP | 192 | 40 | 2006 | 77 | 8,485 |
| TOTALS | 3,123 | | | 2,664 | 293,543 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,664 | 92.4480 | 128.50 | 342,324 | 2006 | 2006 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SNGL FAM 0% - 0 Heated Area: 2204 HX Base Yr




32138 GRAND PARKE BLVD, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 02/01/2007 | PH | LGL DATE | | |
| XF DATE | 02/01/2007 | PH | LAND DATE | 04/23/2025 | MLU |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 293,543 |
| TOTAL MARKET OB/XF VALUE | 3,080 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 381,623 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 381,623 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 381,623 |
| TOTAL JUST VALUE | 381,623 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 409,316 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1805315 | (16) WINDOWS | 21,000 | 07/01/2018 |
| E15903 | NEW CONSTR | 2,000 | 10/01/2005 |
| M10532 | H/AC | 0 | 10/01/2005 |
| P10061 | NEW CONSTR | 0 | 09/01/2005 |
| R08213 | REPAIR/RRF | 2,800 | 09/01/2005 |
| B16047 | NEW CONSTR | 164,151 | 09/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2481/0724 | 7/19/2021 | WD | Q | I | 01 | 425,000 |
| GRANTOR: FISCHER THEODORE J TR | | | | | | |
| GRANTEE: MICHALAK ROBERT & M | | | | | | |
| 2048/0575 | 5/24/2016 | WD | Q | I | 01 | 272,000 |
| GRANTOR: PANDOLFO CHRISTOPHER | | | | | | |
| GRANTEE: THEODORE J FISCHER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2006] N20 W10 N2 BAS=[YR=2006] N32 W8 L2 U2 W6 D2 L2 W1 FSP=[YR=2006] N6 W20 S6 E1 S4 E18 N4 E1$W1S4 W18 N4 W13 S52 E10 FOP=[YR=2006] S5 E11 N5 W2 N2 W6 S2 W3$E3N2 E6 S2 E12 N18 E10 N2 E10$W10 S2 W10 S22 E20 N2 E10$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 88 | 3,080 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,080

| 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS