

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

2026

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	

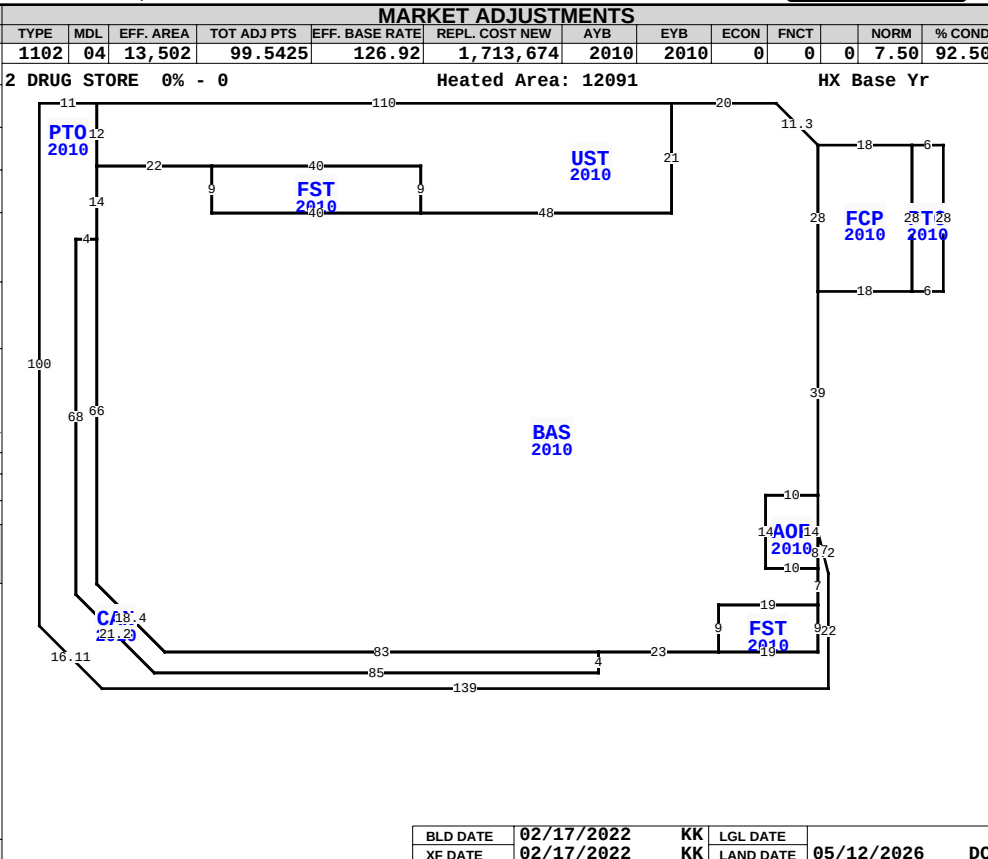
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	140	100	2010	140	16,436
BAS	11,951	100	2010	11,951	1,403,059
CAN	688	30	2010	206	24,185
FCP	504	30	2010	151	17,728
FST	171	50	2010	86	10,096
FST	360	50	2010	180	21,133
PTO	168	5	2010	8	939
PTO	1,575	5	2010	79	9,275
UST	1,752	40	2010	701	82,298

TOTALS	17,309			13,502	1,585,148
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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	

REVIEW DATE 01/01/2023 BY CD



542356 US HWY 1, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	05/12/2026
INC DATE			AG DATE	DC

TOTAL OB/XF											
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	
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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	

TOTAL OB/XF											
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 Acres: 0.55 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0

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		107,559	
ASSESSED VALUE		2,741,171	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,741,171	
TOTAL JUST VALUE		2,848,730	
NCON VALUE		0	
INCOME VALUE		2848730	
PREVIOUS YEAR MKT VALUE		2,678,000	

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	SALE PRICE	
1894/0696	2/13/2013	SW	U	I	11	100	
GRANTOR: DAVIES REBECCA SUE KR							
GRANTEE: THE WELLS LAND GROU							
1894/0685	2/13/2013	TD	U	I	11	100	
GRANTOR: MACMILLAN DONNA ELIZA							
GRANTEE: DAVIES REBECCA SUE							

BUILDING NOTES											
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 \$											

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 \$											

PRINTED 07/09/2026 BY SYS



REVIEW DATE 01/01/2023 BY CD Total Acres: 0.55 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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IN OR 888/375 & EX UTIL ESMT

THE WELLS LAND GROUP LLC/
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DEERFIELD, IL 60015

2026

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



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 3 of 3 1																			
																VALUATION BY																					
																Tax Group: 1										DIRECT_CAP											
																BUILDING MARKET VALUE										2,848,730											
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																TOTAL MARKET VALUE										2,848,730											
																SOH/AGL Deduction										107,559											
																ASSESSED VALUE										2,741,171											
																TOTAL EXEMPTION VALUE										0											
																BASE TAXABLE VALUE										2,741,171											
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											PERMIT NUM				DESCRIPTION				AMT				ISSUED									
TOTALS																		BLD DATE				02/17/2022				KK				LGL DATE							
EXTRA FEATURES																		05/12/2026						DC													
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																			
21	0462	ST/AL FNC		0	0	634	6	3,804.00	SF	10.00	10.00	100	2010	2010	3	52	19,781																				
LAND DESCRIPTION										TOTAL OB/XF										19,781																	
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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.55 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS																																					