

LOT 19
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

AVJEAN DANIEL C & AMY F
2576 LEACH DRIVE
NAPERVILLE, IL 60564

2025

01-6N-29-0201-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

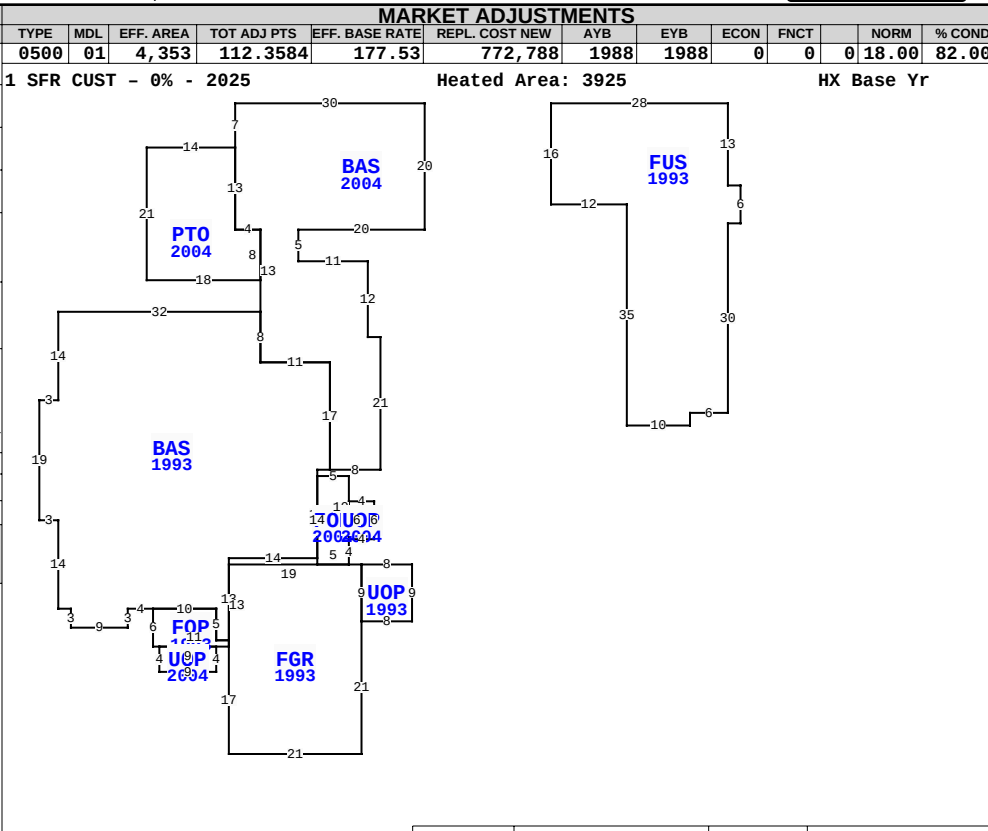
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	1993	1,871	272,370
BAS	1,046	100	2004	1,046	152,271
FGR	630	55	1993	346	50,369
FOP	62	30	1993	19	2,766
FOP	70	30	2004	21	3,057
FUS	1,008	100	1993	1,008	146,739
PTO	326	5	2004	16	2,329
UOP	72	20	1993	14	2,038
UOP	24	20	2004	5	728
UOP	36	20	2004	7	1,019
TOTALS	5,145			4,353	633,686

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	0	0	0	2,513.00	SF	4.00	4.00	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
4	0855	CONC PAVER	1	0	0	0	400.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT	

REVIEW DATE 05/12/2019 BY KBA



BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
19 SPARKLEBERRY CT, FERNANDINA BEACH			03/14/2024 MLU		

TOTAL OB/XF											
12,167											

Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			633,686
TOTAL MARKET OB/XF VALUE			12,167
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			1,145,853
SOH/AGL Deduction			0
ASSESSED VALUE			1,145,853
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,145,853
TOTAL JUST VALUE			1,145,853
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,365,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035241	REPAIR/RRF	5,000	07/01/2003
4780	NEW CONSTR	130,000	03/28/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2764/1460	1/30/2025	WD	Q	I	01
GRANTOR: GERAH ANTHONY & PATRI					
GRANTEE: AVJEAN DANIEL C & A					
2575/0063	6/27/2022	WD	Q	I	02
GRANTOR: CANTOR DONALD C & C D					
GRANTEE: GERAH ANTHONY & PAT					

BUILDING NOTES											
BAS=[YR=2004] W30 S7 PTO=[YR=2004] W14 S21 E18 N8 W4 N13 \$ S13 E4 S13 BAS=[YR=1993] W32 S14 W3 S19 E3 S14 E2 S3 E9 N3 E4 FOP=[YR=1993] S6 E1 UOP=[YR=2004] S4 E9 N4 W9 \$ E11 FGR=[YR=1993] S17 E21 N21 UOP=[YR=1993] E8 N9 W8 S9 \$ N9 W2 FOP=[YR=2004] N4 UOP=[YR=2004] E4 N6 W4 S6 \$ N10 W5 S14 E5 \$ W19 S13 \$ N1 W2 N5 W10 \$ E10 S5 E2 N13 E14 N14 E2 N17 W11 N8 \$ S8 E11 S17 E8 N21 W2 N12 W11 N5 E20 N20 \$ PTR= E20 FUS=[YR=1993] E28 S13 E2 S6 W2 S30 W6 S2 W10 N35 W12 N16 \$ W20 \$.											

BUILDING DIMENSIONS											
BAS=[YR=2004] W30 S7 PTO=[YR=2004] W14 S21 E18 N8 W4 N13 \$ S13 E4 S13 BAS=[YR=1993] W32 S14 W3 S19 E3 S14 E2 S3 E9 N3 E4 FOP=[YR=1993] S6 E1 UOP=[YR=2004] S4 E9 N4 W9 \$ E11 FGR=[YR=1993] S17 E21 N21 UOP=[YR=1993] E8 N9 W8 S9 \$ N9 W2 FOP=[YR=2004] N4 UOP=[YR=2004] E4 N6 W4 S6 \$ N10 W5 S14 E5 \$ W19 S13 \$ N1 W2 N5 W10 \$ E10 S5 E2 N13 E14 N14 E2 N17 W11 N8 \$ S8 E11 S17 E8 N21 W2 N12 W11 N5 E20 N20 \$ PTR= E20 FUS=[YR=1993] E28 S13 E2 S6 W2 S30 W6 S2 W10 N35 W12 N16 \$ W20 \$.											

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