LOT 93
IN OR 2159/1618
BEACHWOOD VILLAGE UNIT 1

NELSON DIANE P REV TRUST/NELSON DIANE P TRUSTEE
303 BROOKSTONE DR
EAST PEORIA, IL 61611

2025

01-6N-29-0201-0093-0000

BUILDING CHARACTERISTICS

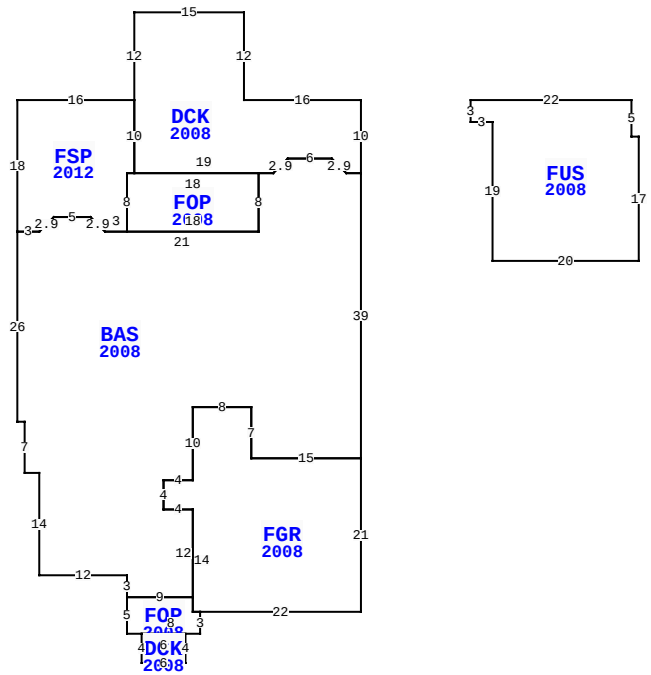
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 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	1,889	100	2008	1,889	323,281
DCK	24	10	2008	2	342
DCK	474	10	2008	47	8,044
FGR	555	55	2008	305	52,197
FOP	48	30	2008	14	2,396
FOP	144	30	2008	43	7,359
FSP	266	40	2012	106	18,141
FUS	444	100	2008	444	75,986
TOTALS	3,844			2,850	487,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,850	117.7344	186.02	530,157	2008	2008	0	0	0	8.00	92.00

1 SFR CUST - 0% - 0 Heated Area: 2333 HX Base Yr



BLD DATE	12/30/2008 DJ	LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

53 LAUREL OAK, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	487,744
TOTAL MARKET OB/XF VALUE	10,443
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	948,187
SOH/AGL Deduction	216,827
ASSESSED VALUE	731,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	731,360
TOTAL JUST VALUE	948,187
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	926,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004619	R/R RES	25,900	04/30/2025
B24859	ADDITION	12,500	06/01/2011
M13926	MECH OTHER	0	06/01/2008
P13203	OTHER	0	05/01/2008
E20793	ELEC OTHER	5,000	05/01/2008
C21241	CO ISSUED	0	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/1618	11/22/2017	QC	U	I	11	100
GRANTOR: NELSON DIANE P						
GRANTEE: NELSON DIANE P REVO						
1968/1882	3/17/2015	QC	U	I	11	100
GRANTOR: REECE MARTYN C						
GRANTEE: STANWICH MORTGAGE L						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W16 N12 W15 S12 FSP=[YR=2012] W16 S18 BAS=[YR=2008] S26 E1 S7 E2 S14 E12 S3 FOP=[YR=2008] S5 E2 DCK=[YR=2008] S4 E6 N4 W6$ E8 N3 FGR=[YR=2008] E22 N21 W15 N7 W8 S10 W4 S4 E4S14 E1$ W1 N2 W9$ E9 N12 W4 N4E4 N10 E8 S7 E15 N39 W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2008] W18 S8 E18 N8$ S8 W21 U2 L2 W5 D2 L2 W3$ E3 U2 R2 E5 D2 R2 E3 N8 E1 N10$ S10 E19 U2 R2 E6 D2 R2 E2 N10$ PTR=E15 FUS=[YR=2008] E22 S5 E1 S17 W20 N19 W3 N3$ W15$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0855	CONC PAVER	0	0	0	0	64.00	SF	10.00	10.00	100	2008	2008	3	88	563	
3	0855	CONC PAVER	0	0	0	0	673.00	SF	10.00	10.00	100	2008	2008	3	88	5,922	
4	1075	TRELLIS G	0	0	23	2	46.00	SF	35.00	35.00	100	2008	2008	3	48	773	

LAND DESCRIPTION

TOTAL OB/XF 10,443

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS