

BLOCK 20 LOT 7
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

CONRAD FAMILY TRUST/CONRAD ROGER J TRUSTEE
1853 NEIGHBOR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0020-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

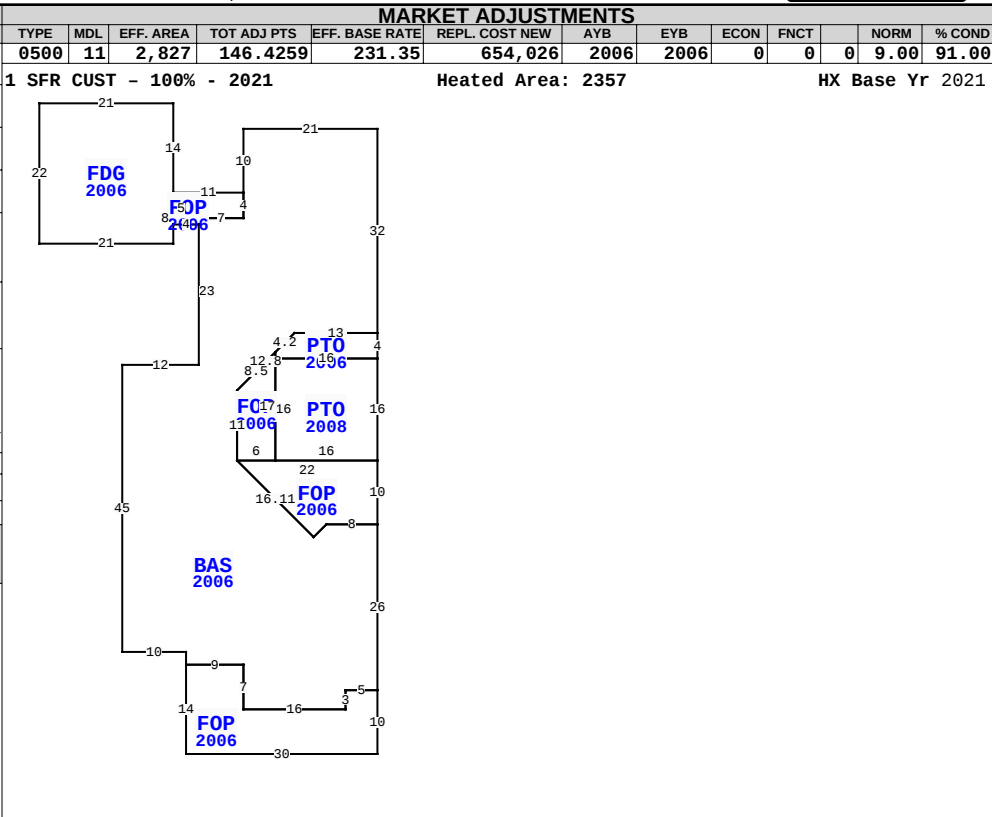
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,357	100	2006	2,357	496,216
FDG	462	60	2006	277	58,316
FOP	48	30	2006	14	2,947
FOP	84	30	2006	25	5,263
FOP	174	30	2006	52	10,947
FOP	288	30	2006	86	18,105
PTO	60	5	2006	3	632
PTO	256	5	2008	13	2,737

TOTALS	3,729			2,827	595,164
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	970.00	SF	6.50
3	0819	CONC 12"	0	100	3	3	9.00	SF	9.50
4	0825	BRICK	0	100	10	6	60.00	SF	12.50
5	0910	SCRN RM L	0	100	16	16	256.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	0.00	0.00	60.00

REVIEW DATE 05/12/2019 BY KBA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
10,521									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
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Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					595,164				
TOTAL MARKET OB/XF VALUE					10,521				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					905,685				
SOH/AGL Deduction					301,594				
ASSESSED VALUE					604,091				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					553,369				
TOTAL JUST VALUE					905,685				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					818,917				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072242	XFOB	4,450	12/17/2007
20062604	OTHER	1,000	11/28/2006
20061898	H/AC	8,880	08/10/2006
20061841	NEW CONSTR	10,000	08/02/2006
20061635	GAS	1,000	07/11/2006
20061104	NEW CONSTR	6,749	05/18/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2346/0809	3/12/2020	WD	Q	I	01	605,000	
GRANTOR: JERVIS WALTER T & HAW							
GRANTEE: CONRAD FAMILY TRUST							
1960/0223	1/27/2015	WD	Q	I	01	484,900	
GRANTOR: GARBER VAN L & ANN S							
GRANTEE: JERVIS WALTER T & H							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2006] W21S10 FOP=[YR=2006] W11 FDG=[YR=2006] N14W21S22E21N8S5E4N1 E7N4S S4W7S23W12S45E10S2 FOP=[YR=2006] S14E30N10W5S3W16N7W9S E9S7E16N3E5N26 FOP=[YR=2006] N10 PTO=[YR=2008] N16 PTO=[YR=2006] N4W13 D3 L3 FOP=[YR=2006] D6 L6 S11 E6N17 \$ S1 E16\$W16S16E16\$ W22 D12 R12 U2 R2 E8\$ W8 D2 L2 U12 L12 N11 U9 R9 E13N32\$.

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