

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

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



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	14	WD SHINGLE 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	15	HARDTILE 70			
Interior Floo	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. 1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
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	469,492
FDG	462	60	2006	277	55,176
FOP	48	30	2006	14	2,788
FOP	84	30	2006	25	4,980
FOP	174	30	2006	52	10,358
FOP	288	30	2006	86	17,131
PTO	60	5	2006	3	597
PTO	256	5	2008	13	2,589
TOTALS	3,729			2,827	563,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,827	132.5904	220.10	622,223	2006	2006	0	0	9.50	90.50
1 SFR CUST 100% - 2021 Heated Area: 2357 HX Base Yr 2021											

FDG 2006

FOP 2006

FCI 2006

PTO 2008

FOP 2006

BAS 2006

FOP 2006

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		563,112	
TOTAL MARKET OB/XF VALUE		4,189	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		867,301	
SOH/AGL Deduction		246,900	
ASSESSED VALUE		620,401	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		568,990	
TOTAL JUST VALUE		867,301	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		905,685	

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

BUILDING DIMENSIONS

BAS=[YR=2006] W21S10 FOP=[YR=2006] W11 FDG=[YR=2006]
N14W21S22E21N8SS5E4N1 E7N4\$ S4W7S23W12S45E10S2 FOP=[YR=2006]
S14E30N10W5S3W16N7W9\$ 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\$.

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
3	0819	CONC 12"	0 100	3	3	9.00	SF	9.50	9.50	100	2006	2006	3	84	72	
5	0910	SCRN RM L	0 100	16	16	256.00	SF	15.00	15.00	100	2008	2008	3	27	1,037	

LAND DESCRIPTION

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	100		R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000							

TOTAL OB/XF

4,189

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 300,000

Market: 0

Agricultural: 0

Common: 300,000

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