LOT 7
IN OR 2058/479
AMELIA PARK COTTAGE BLOCK

NETEMEYER ANDREW & REBECCA
1620 NORTHPARK DR
FERNANINDA BEACH, FL 32034

2024

00-00-31-102R-0007-0000

BUILDING CHARACTERISTICS

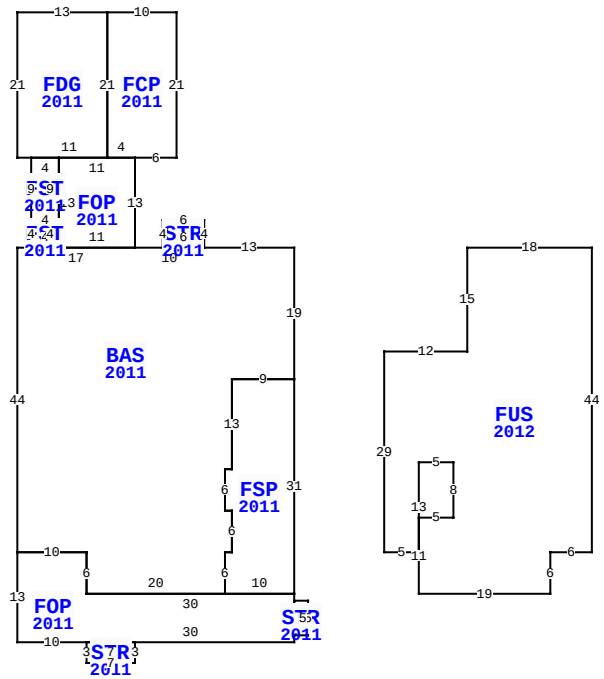
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100	1,649	316,804
FCP	210	25	52	9,991
FDG	273	60	164	31,507
FOP	143	30	43	8,261
FOP	340	30	102	19,596
FSP	291	40	116	22,286
FST	16	55	9	1,729
FST	36	55	20	3,842
FUS	1,214	100	1,214	233,232
STR	10	10	1	192
TOTALS	4,227		3,374	648,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,374	135.5344	203.30	685,934	2011	2011	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2017 Heated Area: 2863 HX Base Yr 2017



** This building has 12 Sub-Areas

1620 NORTHPARK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		648,208
TOTAL MARKET OB/XF VALUE		27,789
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		875,997
SOH/AGL Deduction		334,167
ASSESSED VALUE		541,830
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		491,830
TOTAL JUST VALUE		875,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		714,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200552	ADDITION	0	02/19/2021
20182788	SCRNENCL	12,255	08/10/2018
20112056	IRRIGA	1,500	11/21/2012
20110407	NEW CONSTR	406,452	02/25/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2058/0479	7/12/2016	WD	Q	I	01	580,000
GRANTOR: RITCHEY MICHELE MICHA						
GRANTEE: NETEMEYER ANDREW &						
2056/0989	7/01/2016	QC	U	I	11	100
GRANTOR: RITCHEY HOWARD GRANT						
GRANTEE: RITCHEY MICHELE MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W13 STR=[YR=2011] N4W6S4E6$ W10 FOP=[YR=2011] N13 FCP=[YR=2011] E6N21 W10 FDG=[YR=2011] W13S21E2 FST=[YR=2011] S9 FST=[YR=2011] S4 E4N4W4$ E4N9W4$ E11N21$ S21E4$ W11 S13E11$ W17 S44 FOP=[YR=2011] S13E10 STR=[YR=2011] S3 E7N3W7$ E30N1 STR=[YR=2011] E2N5W2S5 $ N6 FSP=[YR=2011] N31W9 S13W1S6E1S6 W1S6E10$ W30N6W10$ E10S6E20N6 E1N6W1N6E1N13E9 N19$ PTR=E25 FUS=[YR=2012] S15W12S29E5N13E5S8W5 S11 E19N6 E6N44 W18$ W25$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
2	0855	CONC PAVER	0	100	0	0	340.00	SF	7.00	7.00	100	2018	2018	3	97	2,309	
3	0825	BRICK	0	100	3	52	156.00	SF	8.75	8.75	100	2011	2011	3	98	1,338	
4	0855	CONC PAVER	0	100	0	0	544.00	SF	7.00	7.00	100	2018	2018	3	97	3,694	
5	0911	SCRN RM A	0	100	0	0	544.00	SF	35.00	35.00	100	2018	2018	3	82	15,613	
6	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2018	2018	3	94	1,263	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 27,789

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	SFR	100	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 08/13/2021 BY RKJH Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS