

LOT 7
IN OR 2058/479
AMELIA PARK COTTAGE BLOCK

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

2025

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 100	0500	11	3,374	135.5344	214.14	722,508	2011	2011		0	0	6.00	94.00	VALUATION BY STANDARD													
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2017										Heated Area: 2863																
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2017																
Interior Wall	05	DRYWALL 100																											
Interior Floor	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,649	100	2011	1,649	331,930																								
FCP	210	25	2011	52	10,467																								
FDG	273	60	2011	164	33,012																								
FOP	143	30	2011	43	8,656																								
FOP	340	30	2011	102	20,531																								
FSP	291	40	2011	116	23,350																								
FST	16	55	2011	9	1,811																								
FST	36	55	2011	20	4,026																								
FUS	1,214	100	2012	1,214	244,368																								
STR	10	10	2011	1	201																								
TOTALS	4,227			3,374	679,158																								
EXTRA FEATURES						1620 NORTH PARK DR, FERNANDINA BEACH																							
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	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	78	14,851													
6	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2018	2018	3	92	1,236													
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276													
TOTAL OB/XF 26,994																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000												
REVIEW DATE 08/13/2021 BY RK Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SJS																													